

City of Carpinteria
City Council Regular Meeting Agenda
Monday, November 9, 2015
Council Chamber, 5775 Carpinteria Avenue

5:30 p.m. Regular Session

INFORMATION ABOUT CITY COUNCIL MEETINGS:

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

**ESTIMATED
TIME:**

5:30 p.m. **CALL TO ORDER**

5:30 p.m. **ROLL CALL**

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

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

New City Employee Mimi Audelo, General Government Program Manager

5:33 p.m. **PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS**

5:35 p.m. **CITY MANAGER'S REPORT**

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

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

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Public Comment period is limited to 15 minutes and divided among those persons desiring to speak. No person shall speak longer than three minutes; however, the Mayor may establish shorter periods based on the time available and/or the number of persons waiting to speak. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

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

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

5:55 p.m. **AGENDA MODIFICATIONS:** The City Council may modify the regular agenda by tabling items, adding urgency items to the agenda, or changing the order in which items are considered. Changes to the Consent Calendar are considered at the time the Consent Calendar is considered.

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

1. Expenditures for the period beginning October 22, 2015, and ending November 4, 2015.

OTHER BUSINESS:

- 5:56 p.m. 2. Rejection of the Bid by Civic Construction Associates and Authorization to Award to Toro Enterprises for Construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project

Recommendation: 1. Find Civic Construction Associates' bid not responsive and reject their bid; and 2. Find Toro Enterprises' bid responsive and authorize the Mayor to sign the contract with Toro Enterprises, the lowest responsive bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project.

Staff Presenter: Matt Meachler, Civil Engineer

Staff Report

Public Comment

City Council Determination

- 6:10 p.m. 3. Parking Facilities Development Impact Fee (DIF) Extension of Reduced Fee

Recommendation: Adopt Resolution No. 5571, as read by title only, thereby extending the reduced Parking Facilities Development Impact Fee through June 30, 2017, or until the new DIF Program is established, whichever comes first.

Staff Presenter: Brian Barrett, Management Analyst

Staff Report
Public Comment
City Council Determination

- 6:20 p.m. 4. 2015 Economic Vitality Program Report that Includes a 2015 Carpinteria Valley Economic Profile / Presentation by The California Economic Forecast Director, Mark Schniepp.

Recommendation: Receive the 2015 annual report regarding the City's Economic Vitality Program including a 2015 Carpinteria Valley Economic Profile presentation by The California Economic Forecast Director, Mark Schniepp and direct staff as determined appropriate.

Staff Presenter: Kevin Silk, Assistant to the City Manager

Staff Report
Public Comment
City Council Determination

6:40 p.m. **COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS
PRESENTED BY COUNCILMEMBERS**

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

1. Representatives to Regional Agencies and Committees
 - a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Shaw/Alt. Carty)
 - b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Shaw)
 - c. Channel Counties Division, League of California Cities (Nomura/Alt. Shaw)
 - d. Santa Barbara County Association of Governments (SBCAG)(Clark/Alt. Nomura)
 - e. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)
 - f. Santa Barbara Joint Housing Task Group (Carty &Shaw)
 - g. Central Coast Collaborative on Homelessness (C3H) (Clark)

- h. South Coast Task Force on Youth Gangs Leadership and Executive Council (Carty & Clark)
- 2. Joint and Standing Committees
 - a. City Council/Chamber of Commerce Board of Directors Committee (Carty & Nomura)
 - b. City Council/Public Safety Committee (Clark & Shaw)
 - c. City Council/School Board Committee (Stein & Carty)
 - d. City Council/Utilities Committee (Stein & Nomura)
 - e. City Council/First District Supervisor Committee (Stein & Carty)
 - f. City Council Finance/Budget Committee (Stein & Clark)
 - g. 50th Anniversary Committee (Carty & Nomura)
- 3. Ad Hoc Committees
 - a. Public Facility Site Acquisition/Development Committee (Carty & Nomura)
 - b. Transportation Committee (Stein & Shaw)
 - c. Labor Relations Committee (Nomura & Shaw)
 - d. Joint City Council / Planning Committee General Plan and Coastal Plan Update Committee (Stein & Clark)
- 4. City Representatives on other Committees
 - a. Community Media Access Center (Gary Dobbins)
 - b. Santa Barbara Coastal Vector Control District (Ronald Hurd)
 - c. Santa Barbara Metropolitan Transit District (Chuck McQuary)

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

6:45 p.m.

ADJOURNMENT

The next regular meeting to be held on **Monday, November 23, 2015** at **5:30 P.M.**, in the Council Chamber, City Hall, 5775 Carpinteria Avenue, Carpinteria, California.

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

This agenda was posted on Wednesday, November 4, 2015, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT November 9, 2015

ITEM FOR COUNCIL CONSIDERATION

Expenditures for the period beginning October 22, 2015 and ending November 4, 2015.

STAFF RECOMMENDATION

Action Item ____ ; Non-Action Item X

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

DISCUSSION

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

FINANCIAL CONSIDERATIONS

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

ATTACHMENTS

Attachment A: Warrant Register for the period beginning October 22, 2015 and ending November 4, 2015.

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


Signature

Reviewed by: John Thornberry, Admin. Services Director



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

2:19 PM

11/04/15

CITY OF CARPINTERIA
Warrant Register
October 22 through November 4, 2015

Date	Num	Name	Source Name	Memo	Account	Paid Amount
10/23/15	86803	COUNCIL ON ALCOHOLISM & DRUG ABU...	COUNCIL ON ALC...	073115CALGRIP2-2	1000101 · Operating Cash 10	
09/04/15	073115CAL...		COUNCIL ON ALC...	CALGRIP GRANT	2000261 · Deferred Revenue 20	(10,816.75)
TOTAL						(10,816.75)
10/23/15	86804	ESPARZA, LORENA	ESPARZA, LORENA	SDI REIMBURSEMENT	1000101 · Operating Cash 10	
10/23/15	SDI REIMB...		ESPARZA, LORENA	SDI REIMBURSEMENT	1000223 · SDI Withheld	(2.77)
TOTAL						(2.77)
10/23/15	86805	GOCHA, KAREN *	GOCHA, KAREN *	SDI REIMBURSEMENT	1000101 · Operating Cash 10	
10/23/15	SDI REIMB...		GOCHA, KAREN *	SDI REIMBURSEMENT	1000223 · SDI Withheld	(4.86)
TOTAL						(4.86)
10/23/15	86806	JIMENEZ, MARIA	JIMENEZ, MARIA	SDI REIMBURSEMENT	1000101 · Operating Cash 10	
10/23/15	SDI REIMB...		JIMENEZ, MARIA	SDI REIMBURSEMENT	1000223 · SDI Withheld	(4.41)
TOTAL						(4.41)
10/28/15	86807	A-OK POWER EQUIPMENT	A-OK POWER EQU...	VOID: INVOICE #127102	1000101 · Operating Cash 10	
TOTAL						0.00
10/28/15	86808	A-OK POWER EQUIPMENT	A-OK POWER EQU...	INVOICE #127102	1000101 · Operating Cash 10	
10/07/15	127102		A-OK POWER EQU...	PW SUPPLIES	2531308 · Supplies & Materials 31	(238.24)
TOTAL						(238.24)
10/28/15	86809	AFLAC	AFLAC	INVOICE #240357	1000101 · Operating Cash 10	
10/12/15	240357		AFLAC	WELLNESS - OCTOBER	2361194 · Wellness 61	(48.80)
			AFLAC	WELLNESS - OCTOBER	1016194 · Wellness 16	(64.30)
			AFLAC	WELLNESS - OCTOBER	1041194 · Wellness 41	(24.10)
			AFLAC	WELLNESS - OCTOBER	1051194 · Wellness 51	(43.30)
			AFLAC	WELLNESS - OCTOBER	1012194 · Wellness 12	(62.60)
			AFLAC	WELLNESS - OCTOBER	1030194 · Wellness 30	(43.30)
			AFLAC	WELLNESS - OCTOBER	1022194 · Wellness 22	(23.60)
			AFLAC	WELLNESS - OCTOBER	1042194 · Wellness 42	(100.76)
			AFLAC	WELLNESS - OCTOBER	1041194 · Wellness 41	(32.20)
			AFLAC	WELLNESS - OCTOBER	1022194 · Wellness 22	(35.10)
			AFLAC	WELLNESS - OCTOBER	2531194 · Wellness 31	(48.80)
			AFLAC	WELLNESS - OCTOBER	1042194 · Wellness 42	(63.10)
			AFLAC	WELLNESS - OCTOBER	1030194 · Wellness 30	(29.60)
			AFLAC	WELLNESS - OCTOBER	2531194 · Wellness 31	(52.10)
			AFLAC	WELLNESS - OCTOBER	3332194 · Wellness 32	(106.80)
			AFLAC	WELLNESS - OCTOBER	1069194 · Wellness 69	(56.96)
			AFLAC	WELLNESS - OCTOBER	1014194 · Wellness 14	(50.31)
			AFLAC	WELLNESS - OCTOBER	1069194 · Wellness 69	(69.70)

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CITY OF CARPINTERIA
Warrant Register
October 22 through November 4, 2015

Date	Num	Name	Source Name	Memo	Account	Paid Amount
			AFLAC	WELLNESS - OCTOBER	1051194 · Wellness 51	(32.20)
			AFLAC	WELLNESS - OCTOBER	2531194 · Wellness 31	(48.80)
TOTAL						(1,036.43)
10/28/15	86810	CALIFORNIA STATE PARKS	CALIFORNIA STAT...	2015 Q3 FEES	1000101 · Operating Cash 10	
10/22/15	2015 Q3 FE...		CALIFORNIA STAT...	FY 2015-2016 STATE BEACH FEES	2323103 · STATE DAY USE PAR...	(41,421.45)
TOTAL						(41,421.45)
10/28/15	86811	CalPERS	CalPERS	NOVEMBER 2015 HEALTH	1000101 · Operating Cash 10	
09/24/15	NOV 2015 ...		CalPERS	NOVEMBER 2015 HEALTH	1051194 · Wellness 51	(4,412.20)
			CalPERS	NOVEMBER 2015 HEALTH	1011194 · Wellness 11	(1,039.05)
			CalPERS	NOVEMBER 2015 HEALTH	1012194 · Wellness 12	(1,346.46)
			CalPERS	NOVEMBER 2015 HEALTH	1013194 · Wellness 13	(1,346.46)
			CalPERS	NOVEMBER 2015 HEALTH	1014194 · Wellness 14	(4,253.59)
			CalPERS	NOVEMBER 2015 HEALTH	1016194 · Wellness 16	(585.18)
			CalPERS	NOVEMBER 2015 HEALTH	1030194 · Wellness 30	(5,063.86)
			CalPERS	NOVEMBER 2015 HEALTH	2531194 · Wellness 31	(4,039.38)
			CalPERS	NOVEMBER 2015 HEALTH	1041194 · Wellness 41	(4,019.51)
			CalPERS	NOVEMBER 2015 HEALTH	1042194 · Wellness 42	(1,355.07)
			CalPERS	NOVEMBER 2015 HEALTH	1069194 · Wellness 69	(2,106.65)
			CalPERS	NOVEMBER 2015 HEALTH	1022194 · Wellness 22	(2,382.20)
			CalPERS	NOVEMBER 2015 HEALTH	2361194 · Wellness 61	(1,346.46)
			CalPERS	NOVEMBER 2015 HEALTH	3332194 · Wellness 32	(2,382.20)
			CalPERS	NOVEMBER 2015 HEALTH	1044194 · Wellness 44	(1,346.46)
			CalPERS	PROJ 4860	1000251 · Development Deposits	(352.63)
			CalPERS	NOVEMBER 2015 HEALTH	1016196 · Health Insurance Surch...	(139.71)
			CalPERS	NOVEMBER 2015 HEALTH	4868194 · Wellness 68	(1,035.74)
TOTAL						(38,552.81)
10/28/15	86812	CARPINTERI ALZHEIMER'S SUPPORT GR...	CARPINTERI ALZH...	FIRST FRIDAY AWARD	1000101 · Operating Cash 10	
10/21/15	FIRST FRID...		CARPINTERI ALZH...	FIRST FRIDAY CHALK THE WALK AWARD	1044302 · Marketing Materials	(25.00)
TOTAL						(25.00)
10/28/15	86813	CARPINTERIA STATE BEACH	CARPINTERIA STA...	2015 TRIATHLON	1000101 · Operating Cash 10	
10/20/15	2015 TRIAT...		CARPINTERIA STA...	SPECIAL EVENT PERMIT - CARPINTERIA TRI...	4863300 · Triathlon Expense	(5,677.00)
TOTAL						(5,677.00)
10/28/15	86814	CARPINTERIA VALLEY ARTS COUNCIL	CARPINTERIA VAL...	FIRST FRIDAY AWARD	1000101 · Operating Cash 10	
10/21/15	FIRST FRID...		CARPINTERIA VAL...	FIRST FRIDAY CHALF THE WALK AWARD	1044302 · Marketing Materials	(50.00)
TOTAL						(50.00)
10/28/15	86815	CENTRAL COAST IMAGING SOLUTIONS	CENTRAL COAST I...	AR31394	1000101 · Operating Cash 10	
10/20/15	AR31394		CENTRAL COAST I...	COMPUTER MAINTENANCE	1018222 · Equipment Maintenance	(1,279.68)

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CITY OF CARPINTERIA
Warrant Register
 October 22 through November 4, 2015

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(1,279.68)
10/28/15	86816	CHEVRON & TEXACO BUSINESS CARD S...	CHEVRON & TEXA...	789-819-058-7	1000101 · Operating Cash 10	
10/21/15	45687089		CHEVRON & TEXA...	VEHICLE FUEL	1013307 · Vehicle Oper & Mainten...	(241.42)
			CHEVRON & TEXA...	VEHICLE FUEL	2531307 · Vehicle Oper & Mainten...	(81.79)
			CHEVRON & TEXA...	VEHICLE FUEL	3332307 · Vehicle Oper & Mainten...	(518.87)
			CHEVRON & TEXA...	VEHICLE FUEL	2361307 · Vehicle Oper/Maintena...	(197.42)
TOTAL						(1,039.50)
10/28/15	86817	DIVISION OF THE STATE ARCHITECT	DIVISION OF THE ...	2015 Q3 DISABILITY ACCESS FEES	1000101 · Operating Cash 10	
09/30/15	2015 Q3 FE...		DIVISION OF THE S...	2015 Q3 DISABILITY ACCESS FEES	1000262 · Disability Access Fee	(48.00)
TOTAL						(48.00)
10/28/15	86818	HOWARD SCHOOL	HOWARD SCHOOL	FIRST FRIDAY AWARD	1000101 · Operating Cash 10	
10/21/15	FIRST FRID...		HOWARD SCHOOL	FIRST FRIDAY CHALK THE WALK AWARD	1044302 · Marketing Materials	(15.00)
TOTAL						(15.00)
10/28/15	86819	METLIFE - GROUP BENEFITS	METLIFE - GROUP ...	OCTOBER 2015 DENTAL	1000101 · Operating Cash 10	
10/15/15	OCT 2015 D...		METLIFE - GROUP ...	OCT 2015 DENTAL	1051194 · Wellness 51	(472.72)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1011194 · Wellness 11	(179.42)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1012194 · Wellness 12	(193.28)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1013194 · Wellness 13	(193.28)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1014194 · Wellness 14	(386.56)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1016194 · Wellness 16	(58.03)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1030194 · Wellness 30	(548.91)
			METLIFE - GROUP ...	OCT 2015 DENTAL	2531194 · Wellness 31	(579.84)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1041194 · Wellness 41	(562.77)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1042194 · Wellness 42	(193.28)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1069194 · Wellness 69	(251.31)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1022194 · Wellness 22	(237.45)
			METLIFE - GROUP ...	OCT 2015 DENTAL	3332194 · Wellness 32	(311.46)
			METLIFE - GROUP ...	OCT 2015 DENTAL	1044194 · Wellness 44	(193.28)
			METLIFE - GROUP ...	OCT 2015 DENTAL	2361194 · Wellness 61	(193.28)
			METLIFE - GROUP ...	OCT 2015 DENTAL	4868194 · Wellness 68	(116.06)
TOTAL						(4,670.93)
10/28/15	86820	RICHARD'S SIGN SERVICE	RICHARD'S SIGN S...	INVOICE 5778	1000101 · Operating Cash 10	
07/07/15	5778		RICHARD'S SIGN S...	MEMORIAL PARK SIGNAGE	2361221 · Miscellaneous Contracts	(171.18)
TOTAL						(171.18)
10/28/15	86821	RMLA	RMLA		1000101 · Operating Cash 10	
07/01/15	0000603		RMLA	CITY HALL DESIGN	3100231 · DIF Gen'l Facilities	(575.00)
07/01/15	0000583		RMLA	CITY HALL DESIGN	3100231 · DIF Gen'l Facilities	(1,750.00)

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11/04/15

CITY OF CARPINTERIA
Warrant Register
 October 22 through November 4, 2015

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(2,325.00)
10/28/15	86822	SANSUM CLINIC	SANSUM CLINIC	INVOICE 116265-002	1000101 · Operating Cash 10	
09/24/15	116265-002		SANSUM CLINIC	SMITH	1016320 · Pre-placement Health S...	(35.00)
TOTAL						(35.00)
10/28/15	86823	SANTA BARBARA COUNTY, SHERIFF'S D...	SANTA BARBARA ...	16-087	1000101 · Operating Cash 10	
10/12/15	16-087		SANTA BARBARA ...	SHERIFF OVERTIME	1021215 · Sheriff's Overtime	(1,282.31)
TOTAL						(1,282.31)
10/28/15	86824	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
09/15/15	3277901222		STAPLES ADVANT...	COMPUTER SUPPLIES	1070417 · Computer Hardware	(66.73)
10/02/15	3279612044		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(101.49)
			STAPLES ADVANT...	CITY CLERK SUPPLIES	1011308 · Supplies & Materials 11	(19.42)
TOTAL						(187.64)
10/28/15	86825	SUPER BEE RESCUE	SUPER BEE RESC...	INVOICE #136	1000101 · Operating Cash 10	
10/03/15	136		SUPER BEE RESC...	HIVE REMOVAL	3332221 · Miscellaneous Contract...	(150.00)
TOTAL						(150.00)
10/28/15	86826	TRANSAMERICA EMPLOYEE BENEFITS	TRANSAMERICA E...	GROUP ID#G000026466	1000101 · Operating Cash 10	
10/21/15	OCT 2015 ...		TRANSAMERICA E...	OCT 2015 WELLNESS	1030194 · Wellness 30	(18.75)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1016194 · Wellness 16	(35.70)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1030194 · Wellness 30	(56.75)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1041194 · Wellness 41	(36.45)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1051194 · Wellness 51	(33.12)
			TRANSAMERICA E...	OCT 2015 WELLNESS	4868194 · Wellness 68	(35.70)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1011194 · Wellness 11	(18.75)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1030194 · Wellness 30	(40.68)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1012194 · Wellness 12	(33.12)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1022194 · Wellness 22	(35.70)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1042194 · Wellness 42	(99.37)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1041194 · Wellness 41	(87.43)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1041194 · Wellness 41	(33.12)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1022194 · Wellness 22	(72.48)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1012194 · Wellness 12	(18.75)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1042194 · Wellness 42	(67.40)
			TRANSAMERICA E...	OCT 2015 WELLNESS	2531194 · Wellness 31	(109.37)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1030194 · Wellness 30	(35.70)
			TRANSAMERICA E...	OCT 2015 WELLNESS	2531194 · Wellness 31	(67.40)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1011194 · Wellness 11	(35.70)
			TRANSAMERICA E...	OCT 2015 WELLNESS	1022194 · Wellness 22	(18.75)
			TRANSAMERICA E...	OCT 2015 WELLNESS	4868194 · Wellness 68	(18.75)
TOTAL						(1,008.94)

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11/04/15

CITY OF CARPINTERIA
Warrant Register
 October 22 through November 4, 2015

Date	Num	Name	Source Name	Memo	Account	Paid Amount
10/28/15	86827	VAN ATTA ASSOCIATES INC	VAN ATTA ASSOCI...		1000101 · Operating Cash 10	
07/01/15	5255		VAN ATTA ASSOCI...	RINCON TRAIL MEASURE A GRANT	2000261 · Deferred Revenue 20	(570.00)
07/01/15	5258		VAN ATTA ASSOCI...	COMMUNITY GARDEN GRANT	2000261 · Deferred Revenue 20	(112.86)
TOTAL						(682.86)
10/28/15	86828	COLSON'S TOWING INC	COLSON'S TOWIN...	INVOICE #2175	1000101 · Operating Cash 10	
10/07/15	2175		COLSON'S TOWIN...	UNIT 317 REPAIRS	2531307 · Vehicle Oper & Mainten...	(410.12)
TOTAL						(410.12)
10/28/15	86829	PAVEMENT ENGINEERING, INC.	PAVEMENT ENGIN...	INVOICE #1509-085	1000101 · Operating Cash 10	
10/07/15	1509-085		PAVEMENT ENGIN...	PAVEMENT REHAB	2779612 · Pavement Rehabilitation	(2,866.25)
TOTAL						(2,866.25)
10/28/15	86830	SHAW CONTRACTING INC.	SHAW CONTRACTI...	INVOICE 585-15	1000101 · Operating Cash 10	
10/07/15	585-15		SHAW CONTRACTI...	AVOCADO FEST K RAILS	2531308 · Supplies & Materials 31	(1,486.00)
TOTAL						(1,486.00)
10/28/15	86831	SO CA EDISON	SO CA EDISON		1000101 · Operating Cash 10	
10/20/15	2-25-126-20...		SO CA EDISON	VIOLA	2361313 · Utility - Electric 23	(35.90)
10/20/15	2-27-939-99...		SO CA EDISON	HOCKEY RINK	1013314 · Utility - Natural Gas	(26.75)
TOTAL						(62.65)
10/28/15	86832	STAPLES ADVANTAGE	STAPLES ADVANT...	3280445132	1000101 · Operating Cash 10	
10/08/15	3280445132		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(125.77)
TOTAL						(125.77)
10/28/15	86833	VJS BIOLOGICAL CONSULTING	VJS BIOLOGICAL ...	AUG - OCT SERVICES	1000101 · Operating Cash 10	
10/07/15	AUG - OCT ...		VJS BIOLOGICAL C...	PROJ 1770	1000251 · Development Deposits	(75.00)
			VJS BIOLOGICAL C...	PROJ 1407	1000251 · Development Deposits	(37.50)
			VJS BIOLOGICAL C...	PROJ 1766	1000251 · Development Deposits	(112.50)
			VJS BIOLOGICAL C...	TAMARISK SURVEY	2361221 · Miscellaneous Contracts	(90.00)
			VJS BIOLOGICAL C...	PROJ 1535	1000251 · Development Deposits	(37.50)
			VJS BIOLOGICAL C...	PROJ 1766	1000251 · Development Deposits	(127.50)
TOTAL						(480.00)
10/28/15	86834	CHEVRON	CHEVRON	PERMIT 5086 REFUND SOIL REMEDIATION	1000101 · Operating Cash 10	
10/15/15	PERMIT 50...		CHEVRON	PERMIT 5086 REFUND SOIL REMEDIATION B...	3100267 · Bonds Other Performan...	(179,508.93)
TOTAL						(179,508.93)

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	10/28/15	86835	RICHARD'S SIGN SERVICE	RICHARD'S SIGN S...	INVOICE 5779	1000101 · Operating Cash 10	
	07/01/15	5779		RICHARD'S SIGN S...	TOMOL SIGNAGE	2000261 · Deferred Revenue 20	(548.00)
TOTAL							(548.00)
	10/28/15	86836	CALIFORNIA STATE DISBURSEMENT UNIT	CALIFORNIA STAT...	CASE NUMBER 0850182383-01	1000101 · Operating Cash 10	
	10/28/15	PAYROLL 1...		CALIFORNIA STAT...	PAYROLL WITHHOLDING 10-29-15	1000105 · ICMA Cash	(330.46)
TOTAL							(330.46)
	10/28/15	86837	EDD-SDI	EDD-SDI	776-5147-9	1000101 · Operating Cash 10	
	10/28/15	PAYROLL 1...		EDD-SDI	PAYROLL 10-29-15	1000223 · SDI Withheld	(714.34)
TOTAL							(714.34)
	10/28/15	86838	EDD-SIT	EDD-SIT	932-0283-6	1000101 · Operating Cash 10	
	10/28/15	PAYROLL 1...		EDD-SIT	PAYROLL 10-29-15	1000221 · SIT Withheld	(3,860.66)
TOTAL							(3,860.66)
	10/28/15	86839	SEUI LOCAL 620	SEUI LOCAL 620	PAYROLL 10-29-15	1000101 · Operating Cash 10	
	10/28/15	PAYROLL 1...		SEUI LOCAL 620	PAYROLL 10-29-15	1000229 · SEIU Local 620	(181.93)
TOTAL							(181.93)
	10/28/15	86840	UNITED WAY OF SANTA BARBARA COUN...	UNITED WAY OF S...	PAYROLL 10-29-15	1000101 · Operating Cash 10	
	10/28/15	PAYROLL 1...		UNITED WAY OF S...	PAYROLL 10-29-15	1000224 · United Way Payable	(24.00)
TOTAL							(24.00)
	10/28/15	86841	VANTAGEPOINT TRANSFER AGENTS - 457	VANTAGEPOINT T...	PAYROLL 10-29-15	1000101 · Operating Cash 10	
	10/28/15	PAYROLL 1...		VANTAGEPOINT T...	PAYROLL 10-29-15	1000105 · ICMA Cash	(1,100.00)
TOTAL							(1,100.00)
	11/03/15	86842	CASSO-CLOONAN, AKELA	CASSO-CLOONAN,...	PAID SICK TIME	1000101 · Operating Cash 10	
	11/04/15	PAID SICK ...		CASSO-CLOONAN,...	REIMBURSEMENT FOR PAID SICK TIME	1000101 · Operating Cash 10	(98.57)
TOTAL							(98.57)
	11/04/15	86843	A T & T MOBILITY	A T & T MOBILITY	ACCOUNT 337015224648	1000101 · Operating Cash 10	
	10/23/15	3370152246...		A T & T MOBILITY	PW SUPERVISOR	2531301 · Telephone 31	(56.65)
				A T & T MOBILITY	PW CREW	1013308 · Supplies & Materials 13	(44.15)
				A T & T MOBILITY	PW CREW	3332308 · Supplies & Materials 32	(98.42)
				A T & T MOBILITY	PW CREW	2531308 · Supplies & Materials 31	(18.42)

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TOTAL						(217.64)
11/04/15	86844	ALL AROUND LANDSCAPE SUPPLY	ALL AROUND LAN...	INVOICE #S1831899.001	1000101 · Operating Cash 10	
10/01/15	S1831899.0...		ALL AROUND LAN...	ROW	3332308 · Supplies & Materials 32	(33.13)
TOTAL						(33.13)
11/04/15	86845	ALLIANT INSURANCE SERVICES	ALLIANT INSURAN...	POLICY NO. SEP41017	1000101 · Operating Cash 10	
10/28/15	SEP41017		ALLIANT INSURAN...	TRIATHLON 2015	1000152 · Deposits	(189.00)
TOTAL						(189.00)
11/04/15	86846	AT & T MOBILITY	AT & T MOBILITY	ACCOUNT 832685259	1000101 · Operating Cash 10	
10/21/15	832685259		AT & T MOBILITY	CODE ENFORCEMENT	1047213 · Animal Sheltering	(18.41)
			AT & T MOBILITY	CODE ENFORCEMENT	1047213 · Animal Sheltering	(118.41)
TOTAL						(136.82)
11/04/15	86847	ATT	ATT	ACCOUNT 030-149-5366-001	1000101 · Operating Cash 10	
10/19/15	0301495366...		ATT	CIVIC CENTER	1013301 · Telephone 13	(225.03)
			ATT	PW	2531301 · Telephone 31	(10.03)
			ATT	BEACH	2862301 · Telephone 62	(36.55)
			ATT	POOL	4866301 · Telephone 66	(40.13)
TOTAL						(311.74)
11/04/15	86848	AVON FOUNDATION	AVON FOUNDATION	CLEANING DEPOSIT REFUND	1000101 · Operating Cash 10	
11/02/15	DEPOSIT R...		AVON FOUNDATION	CLEANING DEPOSIT REFUND	1000152 · Deposits	(300.00)
TOTAL						(300.00)
11/04/15	86849	CARPINTERIA-SUMMERLAND FIRE DISTR...	CARPINTERIA-SU...	OCTOBER 2015 FIRE FEES	1000101 · Operating Cash 10	
10/06/15	OCT 2015 F...		CARPINTERIA-SU...	BP 11515	1000261 · Fire District Fees	(205.00)
			CARPINTERIA-SU...	BP 11494	1000261 · Fire District Fees	(205.00)
			CARPINTERIA-SU...	PROJ 1797	1000261 · Fire District Fees	(205.00)
TOTAL						(615.00)
11/04/15	86850	CARPINTERIA VALLEY WATER DISTRICT	CARPINTERIA VAL...	SEPTEMBER 2015 BILLING	1000101 · Operating Cash 10	
10/29/15	SEP 2015 B...		CARPINTERIA VAL...	CIVIC CENTER	1013312 · Utility - Water 13	(403.48)
			CARPINTERIA VAL...	PARKING	3332312 · Utility - Water 32	(1,276.49)
			CARPINTERIA VAL...	PARKS	2361312 · Utility - Water 23	(8,593.36)
			CARPINTERIA VAL...	POOL	4866312 · Utility - Water 66	(829.80)
			CARPINTERIA VAL...	VETS HALL	4865309 · Misc Operating Expens...	(170.48)
			CARPINTERIA VAL...	PROJ 4865	1000251 · Development Deposits	(346.12)
TOTAL						(11,619.73)

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	11/04/15	86851	CLASSIC PARTY RENTALS	CLASSIC PARTY R...	INVOICE 0001370412	1000101 · Operating Cash 10	
	09/26/15	0001370412		CLASSIC PARTY R...	2015 TRIATHLON	4863300 · Triathlon Expense	(4,966.19)
TOTAL							(4,966.19)
	11/04/15	86852	COASTAL VIEW NEWS	COASTAL VIEW N...		1000101 · Operating Cash 10	
	10/07/15	46598		COASTAL VIEW NE...	OIL PAYMENT PROGRAM GRANT	2000261 · Deferred Revenue 20	(215.00)
	10/29/15	46701		COASTAL VIEW NE...	DOWNTOWN TRICK OR TREATING	3845228 · Downtown T Promotions	(182.00)
TOTAL							(397.00)
	11/04/15	86853	COCA-COLA BOTTLING COMPANY OF SO...	COCA-COLA BOTT...	8647365	1000101 · Operating Cash 10	
	10/28/15	3076115514		COCA-COLA BOTT...	SODA PURCHASES FOR RESALE @ POOL	4866350 · Supplies for Resale	(254.76)
TOTAL							(254.76)
	11/04/15	86854	COLLINS, ROSE *	COLLINS, ROSE *	PARK DEPOSIT REFUND	1000101 · Operating Cash 10	
	11/02/15	DEPOSIT R...		COLLINS, ROSE *	PARK DEPOSIT REFUND	1000152 · Deposits	(100.00)
TOTAL							(100.00)
	11/04/15	86855	DATA TICKET INC	DATA TICKET INC	INVOICE 65490	1000101 · Operating Cash 10	
	10/27/15	65490		DATA TICKET INC	CITATION PROCESSING	1022214 · Hearing Officer	(200.00)
TOTAL							(200.00)
	11/04/15	86856	DISPENSING TECHNOLOGY COPORATION	DISPENSING TECH...	INVOICE 8897	1000101 · Operating Cash 10	
	10/15/15	8897		DISPENSING TECH...	TRAFFIC PAINT	2531225 · Thermoplast/Striping	(588.28)
TOTAL							(588.28)
	11/04/15	86857	DUDEK	DUDEK	INVOICE #20154798	1000101 · Operating Cash 10	
	10/06/15	20154798		DUDEK	PROJ 1522	1000251 · Development Deposits	(900.00)
TOTAL							(900.00)
	11/04/15	86858	DURFLINGER, DAVID	DURFLINGER, DAV...	CELL PHONE REIMBURSEMENT	1000101 · Operating Cash 10	
	11/01/15			DURFLINGER, DAV...	CELL PHONE REIMBURSEMENT	1012308 · Supplies & Materials 12	(65.00)
TOTAL							(65.00)
	11/04/15	86859	E-CONOLIGHT	E-CONOLIGHT	INVOICE #144492	1000101 · Operating Cash 10	
	09/09/15	144492		E-CONOLIGHT	PROJ 4865	1000251 · Development Deposits	(237.46)
				E-CONOLIGHT	VETS HALL	4866308 · Supplies & Materials 66	(88.55)
				E-CONOLIGHT	CITY HALL	1013225 · Grounds Maintenance	(215.98)

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TOTAL						(541.99)
11/04/15	86860	EASY LIFT TRANSPORTATION	EASY LIFT TRANS...		1000101 · Operating Cash 10	
11/01/15			EASY LIFT TRANS...	CLAIM PER CONTRACT FOR AUGUST	2734221 · Easy Lift/CART 27	(1,000.00)
11/01/15	6315		EASY LIFT TRANS...	CLAIM PER CONTRACT FOR NOVEMBER	2734221 · Easy Lift/CART 27	(1,000.00)
TOTAL						(2,000.00)
11/04/15	86861	EVERSHADE EXTERIOR CLEANING SOLU...	EVERSHADE EXTE...	INVOICE 7421	1000101 · Operating Cash 10	
10/15/15	7421		EVERSHADE EXTE...	LINDEN/CARP POWER WASHING	3332225 · ROW Maintenance 32	(8,750.00)
TOTAL						(8,750.00)
11/04/15	86862	HARTHORN, ROY	HARTHORN, ROY	INVOICE #1252	1000101 · Operating Cash 10	
10/31/15	1252		HARTHORN, ROY	BUILDING PLAN CHECK	1010188 · BLDG PLAN CHECK C...	(1,045.00)
TOTAL						(1,045.00)
11/04/15	86863	KAIT, ROBIN	KAIT, ROBIN	DEPOSIT REFUND	1000101 · Operating Cash 10	
10/15/15	DEPOSIT R...		KAIT, ROBIN	DEPOSIT REFUND	4848413 · SWIM TEAM TUITIONS	(65.00)
TOTAL						(65.00)
11/04/15	86864	LAWSON PRODUCTS INC	LAWSON PRODUC...		1000101 · Operating Cash 10	
10/08/15	9303610821		LAWSON PRODUC...	GENERAL SHOP SUPPLIES	3332308 · Supplies & Materials 32	(214.48)
10/09/15	9303615693		LAWSON PRODUC...	GENERAL SHOP SUPPLIES	3332308 · Supplies & Materials 32	(288.36)
TOTAL						(502.84)
11/04/15	86865	MADRID, GILBERT H & HERMELINDA M *	MADRID, GILBERT ...	PARK DEPOSIT REFUND	1000101 · Operating Cash 10	
11/02/15	DEPOSIT R...		MADRID, GILBERT ...	PARK DEPOSIT REFUND	1000152 · Deposits	(100.00)
TOTAL						(100.00)
11/04/15	86866	MCCORMIX CORP	MCCORMIX CORP	INVOICE #908498	1000101 · Operating Cash 10	
10/15/15	908498		MCCORMIX CORP	PW VEHICLE FUEL	3332307 · Vehicle Oper & Mainten...	(159.70)
TOTAL						(159.70)
11/04/15	86867	MNS ENGINEERS INC	MNS ENGINEERS I...		1000101 · Operating Cash 10	
10/15/15	66133		MNS ENGINEERS I...	PROJ 5436	1000251 · Development Deposits	(3,387.50)
10/15/15	66134		MNS ENGINEERS I...	ARBOR TRAILER PARK	2779623 · Ped Facilities Improve...	(2,090.00)
10/15/15	66135		MNS ENGINEERS I...	ENGINEERING SERVICES	2536226 · Engineering Retainer	(790.00)
TOTAL						(6,267.50)

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	11/04/15	86868	PQL LIGHTING	PQL LIGHTING	INVOICE #383607	1000101 · Operating Cash 10	
	10/09/15	383607		PQL LIGHTING	SEASIDE BUILDING	4865309 · Misc Operating Expens...	(258.48)
TOTAL							(258.48)
	11/04/15	86869	PROFESSIONAL WASH CENTER	PROFESSIONAL W...	INVOICE #8544	1000101 · Operating Cash 10	
	10/12/15	8544		PROFESSIONAL W...	AVO BANNERS	2531308 · Supplies & Materials 31	(18.75)
TOTAL							(18.75)
	11/04/15	86870	REAL GREEN GARDENING	REAL GREEN GAR...		1000101 · Operating Cash 10	
	07/13/15	001399		REAL GREEN GAR...	LIBRARY	4865309 · Misc Operating Expens...	(314.46)
	07/18/15	001396		REAL GREEN GAR...	CARP CREEK	2361221 · Miscellaneous Contracts	(376.31)
	07/20/15	001397		REAL GREEN GAR...	PROJ 4865	1000251 · Development Deposits	(1,237.22)
				REAL GREEN GAR...	MEDICAL CLINIC	4865309 · Misc Operating Expens...	(609.37)
	08/28/15	001401		REAL GREEN GAR...	MONTE VISTA PARK	2361221 · Miscellaneous Contracts	(383.28)
	09/30/15	SEPT 2015 ...		REAL GREEN GAR...	BAILARD	2361306 · Bluffs Park Expense	(540.00)
				REAL GREEN GAR...	CARP CREEK	2361225 · Park Maintenance 61	(540.00)
				REAL GREEN GAR...	PROJ 4865	1000251 · Development Deposits	(75.00)
				REAL GREEN GAR...	PALM TO LINDEN TRAIL GRANT	2000261 · Deferred Revenue 20	(540.00)
				REAL GREEN GAR...	MARSH	2861225 · Marsh Park Maintenance	(450.00)
				REAL GREEN GAR...	MONTE VISTA	2361225 · Park Maintenance 61	(1,375.00)
				REAL GREEN GAR...	SEASIDE	4865220 · Grounds Maintenance 65	(275.00)
				REAL GREEN GAR...	COASTAL VISTA	2861225 · Marsh Park Maintenance	(360.00)
				REAL GREEN GAR...	TAR PITS	2861225 · Marsh Park Maintenance	(450.00)
				REAL GREEN GAR...	PROJ 4865	1000251 · Development Deposits	(120.60)
				REAL GREEN GAR...	VETS HALL	4865309 · Misc Operating Expens...	(59.40)
				REAL GREEN GAR...	VIOLA	2361306 · Bluffs Park Expense	(720.00)
	09/30/15	001400		REAL GREEN GAR...	FRANKLIN CREEK PARFK	3100242 · Park Improvements DIF	(6,254.00)
	10/02/15	001398		REAL GREEN GAR...	EL CARRO PARK	2361221 · Miscellaneous Contracts	(1,118.00)
	10/05/15	001402		REAL GREEN GAR...	MEMORIAL PARK	2361221 · Miscellaneous Contracts	(824.00)
TOTAL							(16,621.64)
	11/04/15	86871	ROBERT BROWN ENGINEERS	ROBERT BROWN ...		1000101 · Operating Cash 10	
	09/22/15	237-4093		ROBERT BROWN ...	BP 11553	1000251 · Development Deposits	(2,508.30)
	10/20/15	237-4096		ROBERT BROWN ...	BP 11553	1000251 · Development Deposits	(1,113.51)
TOTAL							(3,621.81)
	11/04/15	86872	SMARDAN HATCHER COMPANY	SMARDAN HATCH...	CUSTOMER 180	1000101 · Operating Cash 10	
	10/01/15	S2719132.0...		SMARDAN HATCH...	POOL	4866308 · Supplies & Materials 66	(14.52)
TOTAL							(14.52)
	11/04/15	86873	STAPLES ADVANTAGE	STAPLES ADVANT...	3280516928	1000101 · Operating Cash 10	
	10/09/15	3280516928		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(56.08)
TOTAL							(56.08)

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11/04/15	86874	SUNRISE WEST PAINTING & CONSTRUCT...	SUNRISE WEST P...	INVOICE 1	1000101 · Operating Cash 10	
10/29/15	1		SUNRISE WEST P...	COMMUNITY GARDEN GRANT	2000261 · Deferred Revenue 20	(2,940.00)
TOTAL						(2,940.00)
11/04/15	86875	THE BOTTOM LINE	THE BOTTOM LINE	INVOICE #8859	1000101 · Operating Cash 10	
10/29/15	8859		THE BOTTOM LINE	QUICKBOOKS CONSULTING	1018220 · System Administration	(3,912.50)
TOTAL						(3,912.50)
11/04/15	86876	TOTAL BARRICADE SERVICE, INC *	TOTAL BARRICAD...	PROJECT 5803 REFUND	1000101 · Operating Cash 10	
11/03/15	PROJ 5803 ...		TOTAL BARRICAD...	PROJ 5803 REFUND	1000251 · Development Deposits	(1,654.07)
TOTAL						(1,654.07)
11/04/15	86877	VENCO WESTERN INC	VENCO WESTERN ...	INVOICE #2500553-IN	1000101 · Operating Cash 10	
09/30/15	2500553-IN		VENCO WESTERN ...	VIOLA	2361221 · Miscellaneous Contracts	(268.62)
TOTAL						(268.62)
11/04/15	86878	WALLYS WORLD OF LOCKS LLC	WALLYS WORLD ...	INVOICE #1570	1000101 · Operating Cash 10	
10/09/15	1570		WALLYS WORLD O...	VETS HALL	4865309 · Misc Operating Expens...	(14.04)
TOTAL						(14.04)
11/04/15	86879	ABE NURSERY INC	ABE NURSERY INC	INVOICE 44297	1000101 · Operating Cash 10	
10/15/15	44297		ABE NURSERY INC	PARK TREES	2361221 · Miscellaneous Contracts	(157.68)
TOTAL						(157.68)
11/04/15	86880	C & W CONSTRUCTION SPECIALTIES, INC	C & W CONSTRUC...	CLIENT # 647	1000101 · Operating Cash 10	
10/12/15	359-15		C & W CONSTRUC...	ROW SUPPLIES	3332308 · Supplies & Materials 32	(101.27)
TOTAL						(101.27)
11/04/15	86881	KIMBALL MIDWEST	KIMBALL MIDWEST		1000101 · Operating Cash 10	
10/14/15	4498565		KIMBALL MIDWEST	PW SUPPLIES	3332308 · Supplies & Materials 32	(208.11)
10/15/15	4499935		KIMBALL MIDWEST	PW SUPPLIES	3332308 · Supplies & Materials 32	(164.02)
TOTAL						(372.13)
11/04/15	86882	LINCOLN AQUATICS	LINCOLN AQUATICS	INVOICE #SQ60506	1000101 · Operating Cash 10	
10/14/15	SQ60506		LINCOLN AQUATICS	POOL SUPPLIES	4868308 · Supplies & Materials 68	(199.68)
TOTAL						(199.68)

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	11/04/15	86883	PACIFIC PLUMBING SPECIALITIES	PACIFIC PLUMBIN...	INVOICE 493-0	1000101 · Operating Cash 10	
	10/15/15	493-0		PACIFIC PLUMBIN...	DOWNTOWN RESTROOMS	3332308 · Supplies & Materials 32	(107.68)
TOTAL							(107.68)
	11/04/15	86884	PRAXAIR	PRAXAIR	INVOICE #53989618	1000101 · Operating Cash 10	
	10/15/15	53989618		PRAXAIR	PW SUPPL,IES	2531308 · Supplies & Materials 31	(210.96)
TOTAL							(210.96)
	11/04/15	86885	SERIGRAPH INDUSTRIES, INC	SERIGRAPH INDU...	INVOICE 006468	1000101 · Operating Cash 10	
	10/15/15	006468		SERIGRAPH INDU...	SWIM TEAM SHIRTS	4868308 · Supplies & Materials 68	(1,819.39)
TOTAL							(1,819.39)
	11/04/15	86886	SO CA EDISON	SO CA EDISON		1000101 · Operating Cash 10	
	10/27/15	2-00-378-20...		SO CA EDISON	CIVIC CENTER	1013313 · Utility - Electric 13	(2,705.09)
				SO CA EDISON	ROW	3332313 · Utility - Electric 32	(230.86)
				SO CA EDISON	PARKING	3332313 · Utility - Electric 32	(172.53)
				SO CA EDISON	PARKS	2361313 · Utility - Electric 23	(479.33)
				SO CA EDISON	POOL	4866313 · Utility - Electric 66	(3,062.08)
				SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(478.64)
				SO CA EDISON	BIKEWAYS	2923225 · Public Right of Way Lig...	(65.46)
				SO CA EDISON	PROJ 4836	1000251 · Development Deposits	(1,329.99)
	10/28/15	2-19-146-82...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(42.26)
	10/28/15	2-17-070-74...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(61.98)
	10/29/15	2-22-684-64...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(28.90)
	10/29/15	2-14-791-58...		SO CA EDISON	STREET LIGHTING	2923220 · Street Lighting	(140.02)
	10/30/15	2-32-832-75...		SO CA EDISON	PROJ 4865	1000251 · Development Deposits	(820.74)
				SO CA EDISON	VETS HALL	4865309 · Misc Operating Expens...	(404.24)
	10/30/15	2-30-652-42...		SO CA EDISON	SEASIDE BUILDING	4865309 · Misc Operating Expens...	(88.61)
TOTAL							(10,110.73)
	11/04/15	86887	STAPLES ADVANTAGE	STAPLES ADVANT...		1000101 · Operating Cash 10	
	10/11/15	3280831886		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(47.07)
	10/11/15	3280831887		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(225.39)
	10/14/15	3280918845		STAPLES ADVANT...	OFFICE SUPPLIES	1013308 · Supplies & Materials 13	(127.08)
	10/14/15	3280918843		STAPLES ADVANT...	PW SUPPLIES	2531308 · Supplies & Materials 31	(180.33)
TOTAL							(579.87)
	11/04/15	86888	SUN COAST RENTALS	SUN COAST RENT...	INVOICE 30239	1000101 · Operating Cash 10	
	10/06/15	30239		SUN COAST RENT...	BEACH	2361221 · Miscellaneous Contracts	(82.50)
TOTAL							(82.50)
	11/04/15	86889	VENCO POWER SWEEPING INC	VENCO POWER S...	INVOICE 0045191-IN	1000101 · Operating Cash 10	
	10/15/15			VENCO POWER S...	STREET SWEEPING SERVICE	2531227 · Street Sweeping	(3,318.60)

2:19 PM

11/04/15

CITY OF CARPINTERIA
Warrant Register
 October 22 through November 4, 2015

Date	Num	Name	Source Name	Memo	Account	Paid Amount
TOTAL						(3,318.60)
11/04/15	86890	VENCO WESTERN INC	VENCO WESTERN ...	INVOICE #0149019-IN	1000101 · Operating Cash 10	
10/24/15			VENCO WESTERN ...	ROW	3332221 · Miscellaneous Contract...	(1,793.19)
			VENCO WESTERN ...	CITY HALL	1013225 · Grounds Maintenance	(742.10)
			VENCO WESTERN ...	PROJ 4865	1000251 · Development Deposits	(221.26)
			VENCO WESTERN ...	VETS HALL	4865220 · Grounds Maintenance 65	(108.66)
			VENCO WESTERN ...	POOL	4866220 · Grounds Maintenance 66	(221.73)
			VENCO WESTERN ...	ROW	3323220 · Parking Lot Landscape	(422.38)
			VENCO WESTERN ...	PARKS	2361225 · Park Maintenance 61	(4,523.56)
TOTAL						(8,032.88)
11/04/15	86891	VERIZON CALIFORNIA	VERIZON CALIFOR...	011711126512506601	1000101 · Operating Cash 10	
10/22/15	0117111265...		VERIZON CALIFOR...	OUTSIDE PD	1013301 · Telephone 13	(89.28)
TOTAL						(89.28)

TOTAL \$397,412.92



City of Carpinteria

COUNCIL AGENDA STAFF REPORT November 9, 2015

ITEM FOR COUNCIL CONSIDERATION

Rejection of the Bid by Civic Construction Associates and Authorization and Award to Toro Enterprises for Construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

1. Find Civic Construction Associates' bid not responsive and reject their bid.
2. Find Toro Enterprises' bid responsive and authorize the Mayor to sign the contract with Toro Enterprises, the lowest responsive bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project.
3. Approve a Project Construction Budget of \$99,898.88.

Motion: I move to (1) find Civic Construction Associates not responsive and reject their bid, (2) find Toro Enterprises' bid responsive and authorize the Mayor to sign the contract with Toro Enterprises, the lowest responsive bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project and to (3) approve a project construction budget of \$99,898.88.

BACKGROUND

Currently, the portion of Via Real between Cravens Lane and The Sandpiper Mobile Home Park (MHP) entrance lacks sidewalk. A sidewalk project was proposed in 2013 to increase safety and eliminate the gap in sidewalk from The Sandpiper MHP entrance to the bus stop and the existing sidewalk along Via Real east of Cravens Lane. In 2013, Public Works was awarded \$74,827 through a Measure A Cycle II Safe Routes to School grant for the sidewalk improvements project.

DISCUSSION

Public Works contracted RBF Consulting to prepare plans, specifications and estimates for the proposed project. The plans include adding sidewalk along westbound Via Real with new Americans with Disabilities Act (ADA) compliant curb ramps at the Via Real/Cravens Lane intersection and at the entrance to The Sandpiper MHP. The project also proposes to modify a driveway for improved accessibility and clear a pathway through areas currently not suitable for pedestrian travel. **(Figure 1)**



Figure 1
Via Real, looking west towards the Sandpiper MHP entrance

On May 26, 2015, the City Council authorized Public Works to advertise the project for formal bid. Bids from qualified contractors were solicited using the formal bid process required by California Public Contract Code, and the Uniform Construction Cost Accounting Commission Manual, as adopted by the City of Carpinteria. Requests for bids were issued on July 16, 2015 and a notice was posted in the Coastal View newspaper. Bids were received from six contractors and the lowest bid was provided by Civic Construction Associates (CCA). It was announced at the bid opening that all bids would be reviewed prior to awarding the contract.

Staff performed a review of the bid package provided by CCA and found the following deficiencies:

1. CCA did not complete page 20 of the bid documents, requiring identification of persons or entities familiar with CCA's work.
2. CCA failed to identify and acknowledge the addenda numbers examined as part of the contract documents.
3. CCA failed to provide a corporate resolution showing Julian Contreras as CCA's authorized signor.
4. CCA failed to affix its corporate seal to its bid documents.

5. CCA incorrectly represented the dates and amounts of previous contracts with the City.

Due to the aforementioned deficiencies, CCA's bid is considered non-responsive for its failure to comply with the bid documents. Therefore, staff recommends rejecting CCA's bid.

Toro Enterprises was the second low bidder and is ready and willing to perform the contract at their bid price of \$81,726.25. Toro Enterprises provided an acceptable bid. Given Toro's quality performance and efficiency on past City projects, staff recommends that Toro Enterprises, as the lowest responsive and responsible bidder, be awarded this contract.

Bids Received for CIP Project No. 15045:

Civic Construction Associates -	\$67,825.00
Toro Enterprises Inc. -	\$81,726.25
Berry General Engineering Contractors, Inc. -	\$85,445.00
Shaw Contracting, Inc. -	\$87,922.00
Lash Construction Inc. -	\$91,480.00
Granite Construction Company -	\$98,744.00

POLICY CONSISTENCY

City Municipal Code: Rejection of CCA's bid is consistent with City Municipal Code Section **3.32.120** which allows City Council discretion when rejecting bids.

General Plan/Local Coastal Plan

General Plan Objective C-7: Build demand for alternative transportation use by increasing ease, effectiveness, and social acceptability, and through foresighted planning.

Circulation Element

Pedestrian Facilities: Walking to shopping and recreational sites promotes direct interface with the physical environment as well as ecologically benefitting the community. Safe well-maintained sidewalks, trails and other street improvements, as well as pedestrian-oriented design standards, encourage pedestrian transportation.

The proposed Via Real Sidewalk Improvements will bridge a gap between the Sandpiper MHP to the bus stop and pedestrian facilities east of Cravens Lane.

FINANCIAL CONSIDERATIONS

The Via Real Sidewalk Improvements Project was listed in the Public Work Department's Capital Improvements Program and the 2015/2016 Budget. The project will be funded by Measure A and a Measure A Cycle II Safe Routes to School Grant.

<u>Project Costs:</u>		<u>Project Funding:</u>	
Construction	\$ 81,726.25	Measure A – SR2S Cycle 1:	\$ 74,827.00
Staff Time	\$ 10,000.00	Measure D – Legacy Funds:	\$ 25,072.88
Contingency (10%)	\$ 8,172.63		
Total:		Total:	
\$ 99,898.88		\$ 99,898.88	

LEGAL

The acting City Attorney office has reviewed the bid package provided by CCA and has determined it to contain deficiencies.

OPTIONS

1. Authorize the Mayor to reject the bid provided by Civic Construction Associates, sign the contract with Toro Enterprises, the lowest responsive bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project and approve a project construction budget of \$99,898.88.
2. Decline to Authorize the Mayor to reject the bid provided by Civic Construction Associates. Do not sign the contract with Toro Enterprises, the lowest responsive bidder, for the construction of City Maintenance Project No. 15045, Via Real Sidewalk Improvements Project. Do not approve a project construction budget of \$99,898.88 and provide further direction to staff.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A – Bid Summary
Attachment B – City Attorney Memorandum

Award CIP 15045
November 9, 2015

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



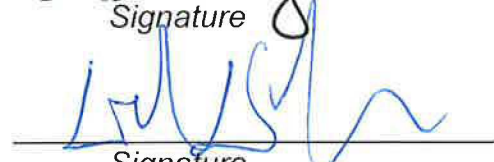
Signature

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



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

Award CIP 15045
November 9, 2015

Attachment A
Bid Summary

City of Carpinteria
DEPARTMENT OF PUBLIC WORKS
BID SUMMARY SHEET

BID OPENING DATE: 8/04/2015

				Toro Ent.		Civic Const. Assoc.		Berry Eng.		ENGINEER'S ESTIMATE	
Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price	Unit Price	Item Price
1	Mobilization / Demobilization	1	LS	\$ 12,500.00	\$ 12,500.00	\$ 5,000.00	\$ 5,000.00	\$ 12,920.00	\$ 12,920.00	\$15,000.00	\$ 15,000.00
2	Traffic Control and Construction Signing	1	LS	\$ 9,800.00	\$ 9,800.00	\$ 5,000.00	\$ 5,000.00	\$ 14,400.00	\$ 14,400.00	\$2,000.00	\$ 2,000.00
3	Demolition, Clear & Grub	1	LS	\$ 16,300.00	\$ 16,300.00	\$ 15,000.00	\$ 15,000.00	\$ 14,160.00	\$ 14,160.00	\$12,000.00	\$ 12,000.00
4	Erosion Control	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,782.00	\$ 1,782.00	\$2,000.00	\$ 2,000.00
5	Roadway Excavation	22	CY	\$ 185.00	\$ 4,070.00	\$ 100.00	\$ 2,200.00	\$ 333.00	\$ 7,326.00	\$18.00	\$ 396.00
6	Adjust Utility Box	3	EA	\$ 400.00	\$ 1,200.00	\$ 200.00	\$ 600.00	\$ 413.00	\$ 1,239.00	\$200.00	\$ 600.00
7	Sub-Grade Preparation	2,600	SF	\$ 1.35	\$ 3,510.00	\$ 2.00	\$ 5,200.00	\$ 1.40	\$ 3,640.00	\$2.00	\$ 5,200.00
8	Aggregate Base	10	CY	\$ 190.00	\$ 1,900.00	\$ 100.00	\$ 1,000.00	\$ 190.00	\$ 1,900.00	\$50.00	\$ 500.00
9	6" Curb and 24" Gutter	97	LF	\$ 50.00	\$ 4,850.00	\$ 100.00	\$ 9,700.00	\$ 51.20	\$ 4,966.40	\$20.00	\$ 1,940.00
10	Concrete Driveway	92	SF	\$ 10.00	\$ 920.00	\$ 20.00	\$ 1,840.00	\$ 7.65	\$ 703.80	\$10.00	\$ 920.00
11	Asphalt Concrete	7	Ton	\$ 460.00	\$ 3,220.00	\$ 300.00	\$ 2,100.00	\$ 342.00	\$ 2,394.00	\$120.00	\$ 840.00
12	Sidewalk	1,817	SF	\$ 6.25	\$ 11,356.25	\$ 5.00	\$ 9,085.00	\$ 6.40	\$ 11,628.80	\$5.50	\$ 9,993.50
13	Curb Cut Ramp	3	EA	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00	\$ 4,500.00	\$ 1,185.00	\$ 3,555.00	\$3,000.00	\$ 9,000.00
14	Concrete Spandral	230	SF	\$ 20.00	\$ 4,600.00	\$ 20.00	\$ 4,600.00	\$ 21.00	\$ 4,830.00	\$15.00	\$ 3,450.00
					\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -
					\$ -		\$ -		\$ -		\$ -
	Engineers Contingency (only on Eng. Est)										\$ 6,383.95
		TOTALS =			\$ 81,726.25		\$ 67,825.00		\$ 85,445.00		\$ 70,223.45

OTHER BIDS	
Shaw Contracting	\$87,922
Lash Construction	\$91,480
Granite Construction	\$98,744

BID REVIEW				
PERCENT DIFFERENCE BETWEEN BIDS			BID RANGES	
TOTAL COST		%		
LOWEST BID	\$ 67,825.00	17%	0-6	No
2ND BID	\$ 81,726.25			
LOWEST BID	\$ 67,825.00	21%	0-9	No
3RD BID	\$ 85,445.00			
LOWEST BID	\$ 67,825.00	31%	0-17	No
BID HIGHEST BID	\$ 98,744.00			
LOWEST BID	\$ 67,825.00	3%		
ESTIMATE	\$ 70,223.45			

Award CIP 15045
November 9, 2015

Attachment B
City Attorney Memorandum

Memorandum

DATE: October 29, 2015

TO: Charles W. Ebeling, P.E., T.E.
Director of Public Works/City Engineer
City of Carpinteria

FROM: Hillary H. Steenberge

RE: Via Real Sidewalk Improvement Project: Civic Construction Associates Bid

On July 26, 2015, the City of Carpinteria (the "City") solicited bids for the Via Real Sidewalk Improvement Project in Carpinteria, California. The City received bids from several contractors, including a bid from Civic Construction Associates ("CCA").

After a comprehensive review of CCA's bid package, it is recommended that the City reject CCA's bid as "non-responsive" pursuant to California Public Contract Code section 6107 and interpreting cases. A finding that CCA's bid is non-responsive is appropriate for the following reasons:

1. CCA did not complete page 20 of the bid documents, requiring identification of persons or entities familiar with CCA's work.
2. CCA failed to identify and acknowledge the addenda numbers examined as part of the contract documents (*see* bid documents, page 9, paragraph 3).
3. CCA failed to provide a corporate resolution showing Julian Contreras as CCA's authorized signor.
4. CCA failed to affix its corporate seal to its bid documents.
5. CCA incorrectly represented the dates and amounts of previous contracts with the City.

The City has notified CCA of its potential non-responsive determination, provided CCA with supporting evidence of such determination, and provided CCA with the opportunity to rebut such evidence.

According to the foregoing, and after consideration of CCA's position, it is recommended that the City reject CCA's bid as non-responsive and award the Via Real Sidewalk Improvement to the next lowest responsible bidder and that the City release CCA's bid bond.

Acknowledged and Agreed:



Attorney for Civic Construction Associates



City of Carpinteria

COUNCIL AGENDA STAFF REPORT November 9, 2015

ITEM FOR COUNCIL CONSIDERATION

Parking Facilities Development Impact Fee (DIF) Extension of Reduced Fee

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Adopt Resolution No. 5571, thereby extending the reduced Parking Facilities Development Impact Fee through June 30, 2017.

Motion: I move to adopt Resolution No. 5571, as read by title only.

BACKGROUND

In 1993 the City of Carpinteria adopted a Development Impact Fee (DIF) program to offset public infrastructure costs related to new development. The City's fee program is contained in Section 15.80 of the Carpinteria Municipal Code (CMC). Public infrastructure improvements such as roadway traffic controls, drainage structures and parking facilities are needed throughout the City as new development and redevelopment that intensifies land use occurs. The procedure for adopting DIFs to offset the infrastructure costs related to new development is in California Government Code Section 66000. This section of State Law is often referred to by its Assembly Bill Number, AB1600. AB1600 established the Mitigation Fee Act that allows for the collection of public improvement fees on new or expanding private development projects, as long as there is a reasonable nexus between the development project impact, capital infrastructure project needs, and the Development Impact Fees to be charged.

In 1993 a report was prepared for the City that established the nexus between potential development projects, a capital improvement plan and the necessary Development Impact Fees. The report and capital improvement plan was updated in 2003 and the capital improvement plan cost estimates were updated in 2007. On March 10, 2014, the Council authorized the Department of Public Works to solicit proposals for updating the City's DIF Program and related Capital Improvement Program (CIP).

Public Works is currently working on updating the CIP and expects to bring it to the City Council for review in the Spring of 2016. Once the CIP Plan is updated, the DIF nexus

study will be updated as a part of the complete update of the City's DIF Program and fees.

Currently, the City of Carpinteria collects Development Impact Fees that fund 10 categories of public improvement projects. The 10 categories are listed below:

- Streets and Thoroughfares
- Traffic Control Facilities
- General Facilities and Equipment
- Land Acquisition for Park Facilities Development
- Aquatics Facilities
- Highway Interchanges and Bridges
- Storm Drainage Facilities
- Parking Facilities
- Parks and Recreation Facilities
- Open Space Land Acquisition

The Parking Facilities Development Impact Fee was added to the program in 2002 after completion of a Parking Demand Study in 2001. The parking demand study projected shortfalls of parking based on various growth/development scenarios in the Downtown. Parking DIF fee options were also part of the study and based on either a surface parking lot or a parking structure.

The 2002 Parking Facilities Development Impact Fee was established to offset parking impacts from new or intensified development on the City's parking infrastructure in the Downtown "T" area of the City. The fee is applied to development projects that do not provide adequate on-site parking pursuant to provisions of the City's zoning regulations (CMC 14.54). The 2002 fee amount adopted by the City Council was \$4,396 per parking stall. The fee was based, in part, on the acquisition cost of one acre of property by the City, which was determined to be able to accommodate a 120 stall surface parking lot.

On January 14, 2008 the City Council considered changes to the City's DIF that included a change to the inflationary index that is applied to the fees on a yearly basis and changes to the Parking Facilities DIF. The Council adopted a Parking Facilities Development Impact Fee that was based on the construction of a 234 space parking structure. The parking structure option had been a part of the 2001 study and was estimated to cost \$5,054,400 with a resultant fee per space of \$21,600 per space. With subsequent yearly inflationary indexes applied, by 2011 the fee had risen to \$23,863.29 per space.

At the February 28, 2011 City Council Meeting, Council expressed concern that the Parking DIF of \$23,863.29 per space could be a disincentive to businesses seeking to establish or expand in the Downtown area, and requested that staff present options for restructuring the Parking Facilities Development Impact Fee program. At the April 25, 2011 meeting, the City Council heard testimony from property owners in the Downtown who felt they had been unable to rent out their spaces due, at least in part, to the high cost of the parking DIF. Staff presented the City Council with four options for restructuring the DIF program at that time, and the City Council directed that the Parking Facilities DIF be temporarily altered as a matter of policy to reflect the original 2002

surface parking lot option, with said fee being updated annually by the DIF inflationary index.

The reduced DIF of \$6,051.38 was authorized for 18 months and expired on December 9, 2012. To avoid reverting to the higher parking DIF, the City Council extended the reduced Parking DIF fee of \$5,082.77 in January 2013 and again in May of 2014. The reduced rate approved by the Council is scheduled to sunset on January 1, 2016. The purpose of this agenda matter is to allow the City Council to consider continuing the reduced rate while the City's work on updating the CIP/DIF programs continues. The current Parking DIF rate of \$5,222.04 is based on the following index percentage changes: 2014-2015 (+0.216%) and 2015-2016 (+0.41%). This current reduced Parking DIF fee, if approved by the City Council, will be applicable until superseded by the updated DIF program fees, or June 30, 2017, whichever comes first.

DISCUSSION

The purpose of the City's Development Impact Mitigation Fee (DIF) program is to ensure that the cost of that portion of public infrastructure impacts associated with new development is paid for by the new development. The City Council may set DIF's at amounts lower than it has established if it determines that this is appropriate for reasons of public policy. The City Council may lower fees temporarily or permanently as a matter of policy pursuant to authority established in Carpinteria Municipal Code Chapter 15.80.100 (D).

The majority of information available through news media sources suggests that the country is still going through a slow and prolonged recovery with inevitable bumps along the way. The local economy continues a slow recovery as well. It does not appear to staff that the climate for new development has changed significantly over the past 18 months. Also, the City has initiated a process to update both its Capital Improvement and Development Impact Fee Programs. It is anticipated that this work will be completed by Spring 2016. In this regard, staff believes it is appropriate to maintain the current DIF structure, including the temporary reduction in the Parking Facilities Development Impact Fee, pending the completion of the update to the CIP and DIF Programs.

The fee will be adjusted annually on July 1, 2016 pursuant to the established inflationary index. The reduction will be effective from January 1, 2016 and will be applied through June 30, 2017, or until the new DIF Program is established, whichever comes first. Staff is recommending that the alterations remain in effect for an additional 18 months to allow for concurrent planning with the City's Capital Improvement Plan and Development Impact Fee Program updates.

POLICY CONSISTENCY

This item is consistent with AB 1600 (Mitigation Fee Act), codified as Government Sections 66000 – 66025 and the City's Municipal Code, in particular, Chapter 15.80.

FINANCIAL CONSIDERATIONS

Collection of Development Impact Fees provide the revenue necessary for the City to ultimately fund the construction of the public improvements contained in the City's adopted Capital Improvement Plan. Cost estimates for DIFs are adjusted automatically on an annual basis on July 1 of each year in accordance with the Carpinteria Municipal Code Section 15.80.050, using the Selected Highway Construction Price Index published by Caltrans.

LEGAL

The City Attorney has reviewed this report and the attached Resolution.

OPTIONS

1. Adopt Resolution No. 5571, thereby approving the extension of the reduced Parking Development Impact Fee.
2. Direct staff to amend the Resolution as determined appropriate and adopt the Resolution as amended.
3. Decline to adopt Resolution No. 5571, allowing the reduced Parking Development Impact Fee to expire on January 1, 2016 and reverting to the Parking Development Impact Fee based on a 234 space parking structure.

PRINCIPAL PARTIES EXPECTED AT MEETING

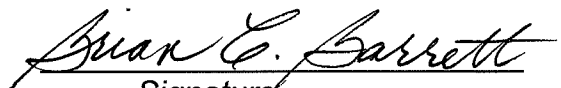
There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Resolution No. 5571

Staff contact:

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


Signature

Reviewed by:
Charles W. Ebeling, P.E, Public Works Director


Signature

Reviewed by: Dave Durflinger, City Manager


Signature

ATTACHMENT A
Resolution No. 5571

RESOLUTION NO. 5571

A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL EXTENDING A TEMPORARY REDUCTION OF THE CITY'S PARKING FACILITIES DEVELOPMENT IMPACT FEE

WHEREAS, on January 24, 1994, the City Council adopted Ordinance No. 501, which implemented the City's Development Impact Fee Program, and Resolution No. 4081, which established the level of Development Impact Fees; and

WHEREAS, by Resolution No. 4837, adopted January 12, 2004, the City Council approved the City's 2003 Development Impact Fee Report, entitled "2003 Development Impact Fee Report, City of Carpinteria", dated December 8, 2003, as prepared by MuniFinancial, Inc; and

WHEREAS, on February 23, 2009 at their regular meeting, the City Council reviewed recommendations of staff related to the current recession and action the City could take to promote local economic health; and

WHEREAS, on February 28, 2011, the City Council, out of continued concern for the City's ability to attract new business and promote expansion of existing local businesses within the Downtown due to a \$23,863.29 per space Parking Facility Development Impact Fee, directed staff to prepare a list of options for restructuring the fee; and

WHEREAS, on May 9, 2011, the City Council, after hearing four options for restructuring of the Parking Facilities Fee, and hearing testimony from local property owners voicing their inability to attract tenants due the high cost of the fee, directed staff to adjust the fee to a represent a modified 2002 version for a period of 18 months; and

WHEREAS, on May 12, 2014, the City Council last extended the reduced Parking Facilities Development Impact Fee, where applicable to Downtown development, based on a one acre 120 stall surface parking lot with future inflationary increases to apply; and

WHEREAS, the City Council finds that the current economy continues to create a climate whereby investment in new and expanded commercial and industrial development in the City could be hindered, negatively impacting local business growth; and

WHEREAS, the City has an interest in promoting a local economic climate that encourages investment and productivity in support of local business opportunities.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Carpinteria, California, as follows:

1. The City of Carpinteria Parking Facilities Development Impact Fee, where applicable to Downtown development, shall be set at \$5,222.04 with future annual inflationary increases to apply.
2. This Resolution shall become effective on January 1, 2016, and shall expire 18 months after the effective date, on June 30, 2017, or until the new DIF Program is established, whichever comes first.

PASSED, APPROVED AND ADOPTED this 9th day of November, 2015, by the following called vote:

AYES: COUNCILMEMBER:

NOES: COUNCILMEMBER

ABSENT: COUNCILMEMBER

Mayor, City of Carpinteria

ATTEST:

City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 9th day of November, 2015.

City Clerk, City of Carpinteria

APPROVED AS TO FORM:

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



City of Carpinteria

COUNCIL AGENDA STAFF REPORT November 9, 2015

ITEM FOR COUNCIL CONSIDERATION

2015 Economic Vitality Program report that includes a 2015 Carpinteria Valley Economic Profile / presentation by The California Economic Forecast Director, Mark Schniepp.

STAFF RECOMMENDATION

Action Item ____ ; Non-Action Item X

Receive the 2015 annual report regarding the City's Economic Vitality Program including a 2015 Carpinteria Valley Economic Profile presentation by The California Economic Forecast Director, Mark Schniepp and direct staff as determined appropriate.

Motion: I move to receive the 2015 Economic Vitality Program report.

BACKGROUND

The City's Economic Vitality program consists of activities of all City Departments including General Government, Administrative Services, Community Development, Public Works and Parks & Recreation. The Economic Vitality Program is overseen by the City Manager's office with responsibilities also being assigned to the Assistant to the City Manager. The integrated nature of the Economic Vitality Program in the City organization is fundamental to its approach in promoting economic growth in the Carpinteria community.

Outlined below are various economic vitality activities related to the City's General Government, Community Development, Public Works, and Parks & Recreation Departments. Additionally, as part of the City's 2015 Work Plan, a Carpinteria Valley Economic Profile report update has been completed (Attachment A) that outlines various aspects of the Carpinteria economy including employment and income, retail trade and tourism, residential real estate, commercial real estate, new development, quality of life indicators and demographics. The Profile provides the City with useful information and insight into the local economy.

A. General Government

This City program undertakes activities to promote Carpinteria and assist in the retention of existing businesses and recruitment of new businesses. City staff also cooperates with the Carpinteria Valley Chamber of Commerce on efforts that promote the City. The City Manager serves as an ex-officio member of the Chamber Board of Directors and members of the City Council and Chamber Board of Directors meet as the City/Chamber committee to work on cooperative projects and programs aimed at improving the business climate in Carpinteria.

Business/Developer Assistance

- City staff is available to provide assistance to new and existing businesses, regarding questions related to relocation, expansion, zoning, development, etc.
- Staff maintains an Available Commercial Properties inventory on the City's web page. The inventory is updated at various times throughout the year and is available to assist real estate professionals, developers, building owners, businesses looking for commercial space, and the general public 24/7. Updates to the information include adding new inventory and removing properties as needed. The inventory is also periodically emailed directly to various real estate professionals--primarily commercial real estate agents/brokers.
- Staff attends various Chamber of Commerce functions and business related events (e.g., Chamber mixers, Ribbon Cutting events, Annual Community Awards Banquet, as well as City staff participation at the Annual State of the Community event). Additionally, staff attends the annual UCSB South Santa Barbara County Economic Summit.
- City staff continues to monitor the anticipated opening of a Smart & Final store in the former Haggen grocery store site in the downtown.
- Current Economic Vitality opportunities include exploration of the parking lot #1 area as a hotel site.

Carpinteria First Committee

Mission Statement

Carpinteria First is a City endorsed committee comprised of Carpinteria Valley Chamber of Commerce representatives and local business leaders, committed to enhance economic vitality in Carpinteria by supporting a framework of events, activities and promotions, which maintain the special character that makes Carpinteria a welcome destination for tourists and locals alike.

Committee activities include:

First Friday—First Friday is supported by the City's Carpinteria First Committee and takes place every first Friday of the month (except October) typically between 5-8 PM. These events have included:

- Art-Niture furniture auction
- Sidewalk Chalk Art at the Seal Fountain
- Surf's Up event
- December Dance Performances by the Curtis Studio of Dance
- Recycled Fashion Show by Carpinteria High School students

During First Friday events many participating businesses offer a promotion. Events typically include live music at the Seal Fountain and at other locations as well. The purpose of First Friday (and Saturday) events is to encourage visitors and locals alike to patronize local businesses that are participating in the program as well as Carpinteria merchants in general.

Saturday promotional events—these events have included a Crafters Fair at Casitas Plaza Shopping Center and a Snow Day event that includes a snow play area and synthetic skating rink.

Event / Community Promotion—a variety of advertising mediums are used to promote First Friday and Saturday events. Over the years they have included:

- Radio advertising
- KEYT 3 / Cox Communications Shop Carpinteria promotion
- City GATV channel 21 to broadcast First Friday videos
- Print media / promotional advertising (Coastal View News, Explore Santa Barbara--a New Press publication, Carpinteria Magazine, Chamber of Commerce Destination Guide & Business Directory)
- City web page includes links to First Friday / Saturday event map as well as a promotional First Friday video and Shop Carpinteria video
- Chamber of Commerce web page which includes a link to the First Friday / Saturday event map
- First Friday event banners are placed across Linden Avenue and at the community pool
- The City Scroll is used to display a First Friday promotion slide

HOST Program

The City's Host Program exists primarily to support and promote visitor services in the Downtown. Every weekend from Memorial Day through the last weekend in September, City HOSTs are on-hand at the downtown Visitor's Center to greet passersby, answer questions about the Carpinteria Valley and provide information on activities that appeal to a variety of interests. HOSTs are also on hand at First Friday events.

B. Community Development

The work of the Community Development Department has a direct impact on the economic vitality of the community through managing programs and services that provide an overall framework for the physical development of the City, encouraging new private investment and promoting the City as an attractive and safe place to live, work and visit.

Projects under construction or recently completed include:

- Casas de las Flores Apartments (43)
- Dorrance Way Group Residences (3)
- Steadfast Assisted Living (76 beds)
- Gonzalez Condos (4)

Staff has also been busy meeting with interested developers to discuss various properties throughout the City including:

- Mixed use at Bluffs II (Punto de Vista)
- Lagunitas Office Building
- Green Heron Spring (31 condominiums)
- Former Baker Properties on the 500 block of Maple Avenue (Vernon Multi-Family).

Additionally, City staff met with Coastal Commission staff regarding Bluffs I and Bluffs III, a conceptual review regarding Bluffs I was held in September at a joint meeting of the Planning Commission and City Council, and plans regarding Tony's restaurant were reviewed by the City's Architectural Review Board.

Also, staff has provided assistance to prospective developers of two separate resort projects at Bluffs III and a potential hotel and mixed use hotel/retail and residential development at Bluffs I (Tee Time). Community Development staff facilitates these meetings to help prospective developers understand applicable City policies, regulations and the development review process, an important part of the discussions with developers considering development proposals for the undeveloped properties

remaining on the Carpinteria Bluffs is a dialogue about how new development can best fit into the broader vision that the community has for itself.

In addition to the private projects, staff is working with Caltrans and the Santa Barbara County Association of Governments (SBCAG) on two major freeway and interchanges projects to improve circulation and freeway congestion through Carpinteria. A committee will be established to ensure two-way communication between Caltrans and residents and business owners/operators during project construction. Associated with these freeway and interchanges projects are two bike trails, one connecting Santa Claus Lane to Carpinteria Avenue and one connecting Carpinteria Avenue to Rincon County Beach Park.

C. Public Works

The work of the Public Works Department directly and indirectly impacts the local economy by making needed infrastructure improvements and maintaining City infrastructure. This work supports and encourages private investment and quality of life for both residents and visitors. The Department has on-going programs to maintain and improve the City's public realm such as cleaning and painting street furnishings, repairing asphalt pavement and concrete curb, gutter and sidewalk, and trimming and replacing street trees.

The Department provides staff support to the Downtown "T" Business Advisory Board, the Traffic Safety Committee and the Tree Advisory Board, and represents the City on regional transportation matters.

Public Works also delivers major capital improvement projects such as the Carpinteria Avenue Bridge Replacement Project and the regionally significant Linden Avenue and Casitas Pass Road Interchanges Project. Some recently completed work by the Department that adds to the enhancement of the community includes:

- Ninth Street Pedestrian Bridge
- Carpinteria Ave/Casitas Pass Road Pavement Rehabilitation Project
- Via Real/Cravens Sidewalk Project - plans, specifications and estimate (construction this fall)
- Camino Trillado Sidewalk Enhancements
- Ash Ave Improvements - plans, specifications and estimate (construction this winter)
- 2015 Pavement Rehabilitation Project – recently awarded (construction this fall)

- Street Repair and Crack Sealing along various streets within the City
- Part-time public works employee focuses on Downtown maintenance
- Operation and maintenance of Downtown public restrooms
- Winter Sand Bag & Equipment Preparations
- Winter Drainage Cleaning and Maintenance
- Permitting of Special Events such as the Avocado Festival, Rods and Roses Classic Car Event, the Triathlon, Avon Walk for Breast Cancer and numerous bicycle events. The City expends public resources (e.g., street closures, etc.) in support of these special events which serve to promote the Carpinteria community.
- Other work includes tree replacements throughout the City, sidewalk repairs, and Downtown landscape maintenance.

All Public Works projects include updates for meeting current American's with Disability Act requirements. The improvement and maintenance of City infrastructure is critical to attracting and maintain business, supporting private property values, and promoting the community as a safe and attractive place to visit.

D. Parks & Recreation

The City Parks and Recreation Department is responsible for an array of passive and active parks, recreational facilities, and recreational programming that support quality of life for residents of the community and employees of Carpinteria businesses, and also contribute to making Carpinteria attractive to visitors. The Department places significant emphasis on ensuring a positive experience for all residents and visitors that use the City's parks, nature trails and beaches. At the beach this includes ocean lifeguard service, the Junior Lifeguard Program, kayak and stand up paddle board rentals and boathouse programming. Our community pool is the only public pool in the region that utilizes ozone technology water treatment resulting in the best pool water possible. The Department works hard to provide comfort and convenience with a little adventure, with the goal of keeping residents and visitors enchanted with the Carpinteria Experience.

Recent projects and on-going activities that serve to enhance the community and promote economic vitality include:

- Completion of a new lifeguard tower at Holly Avenue. The new efficient tower allows for better public safety and lifeguard rescue equipment storage. The

larger storage capacity of the new tower also frees up space at the Ash Avenue tower helping meet the demands for the very popular Junior Lifeguard Program.

- Addition of a new monument sign at Memorial Park accompanied by new and more diverse landscaping providing better drought tolerance and habitat value to this highly visible park. The new monument sign was sponsored as an Eagle Scout project and is an excellent commemorative landmark for those who gave the ultimate sacrifice in the defense of this nation's freedom.
- The installation of 50 coast live native oak trees at Franklin Creek Park with the vision to create a native tree forest near a creek. Commemorating 50 years of City incorporation, the trees replace what was previously a long narrow turf grass themed park. The project preserves a small turf area for picnics and play, but adds an oak tree forest to create a feature unique to Carpinteria's park system and to better acknowledge the trail head to the Franklin Trail.
- Work continues on a master plan for City owned property adjacent to the railroad. A more detailed evaluation of using a portion of the site for a small hotel is being considered. Such a project has the potential to improve the Carpinteria experience for visitors, provide a small restaurant with an ocean view and help grow patronage for downtown merchants. The master plan also calls for a trail, additional public parking, a pedestrian railroad undercrossing and a community garden. If implemented, the project would provide significant municipal revenue from ground lease and transient occupancy tax payments to help support the downtown and adjacent trail infrastructure, keeping it in admirable condition.
- Negotiations with California State Parks to continue the State and City partnership in the care and upkeep of the Tomol Interpretive Play Area, the Palm to Linden Trail, and the picnic area at the beach on Linden Avenue. This partnership has been ongoing for 15 years and best serves the resident and visitors to Carpinteria by optimizing the landscape and maintenance services promoting public use and enjoyment. .
- City staff is working with the Carpinteria Skate Park Foundation regarding a skate park facility that would serve both residents and visitors.

PRINCIPAL PARTIES EXPECTED AT MEETING

Mark Schniepp, Director, the California Economic Forecast
Carpinteria First Committee representative(s)

ATTACHMENTS

Attachment A, The 2015 Carpinteria Valley Economic Profile

Staff contact: Kevin Silk, Assist. to the City Manager
(805/755-4450 kevins@ci.carpinteria.ca.us)



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

ATTACHMENT A

2015 Carpinteria Valley Economic Profile

The 2015 Carpinteria Valley Economic Profile

Volume 2

July 2015

Prepared for:



City of Carpinteria

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Carpinteria, CA 93013

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Prepared by:



The California Economic Forecast

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Santa Barbara, California 93111

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EXECUTIVE SUMMARY

The Carpinteria Valley, home to just over 17,000 residents, is characterized by a diverse economy that includes a prolific cut flower industry, a strong industrial sector, and a thriving downtown shopping district epi-centered along Linden Avenue. Carpinteria's small town atmosphere, rural environment, and long expansive beach makes it a principal visitor destination in Santa Barbara County.

The valley economy is a jobs center. The number of workers located in Carpinteria exceeds the number of residents in the valley's labor force. Workers commute from Santa Barbara, Oxnard and Ventura. The agriculture sector employs more people than any other industry, followed by professional business services and manufacturing.

Approximately 230 jobs were created last year in the Carpinteria Valley, a large total for an economy of its size. Many of these jobs occurred in the leisure services industry, but the



wholesale, retail, and government sectors were also primary job creators.

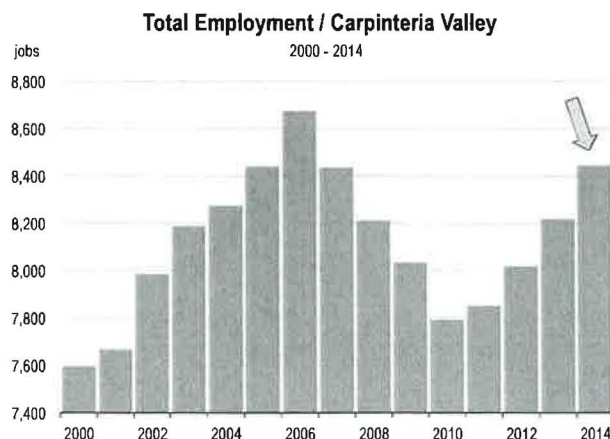
In March 2015, the unemployment rate in the City of Carpinteria was clocked at 2.6 percent. The labor market by any standard is considered to be at the full employment level in the region.

The largest employer in the Valley is NuSil Silicone Technology, followed by Dako Corporation and the Carpinteria Unified School District.

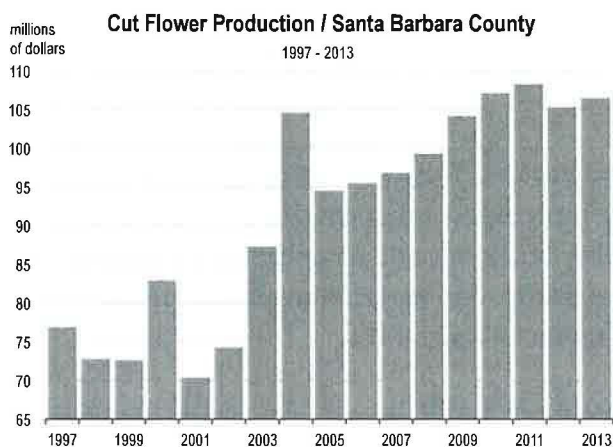
In 2014, the median household income in City of Carpinteria was \$74,764.

Flowers

The Carpinteria Valley has been referred to as "California's flower basket." The region's greenhouse industry is one of the largest in the state, producing millions of dollars in flower sales per year.



Over the last decade, the value of the Santa Barbara County flower crop has jumped by 22 percent, totaling more than \$106 million in 2013. An estimated half of this production originated in the Carpinteria Valley. The flower industry continues to employ over one thousand workers in the Valley, and employment has been rising in recent years.



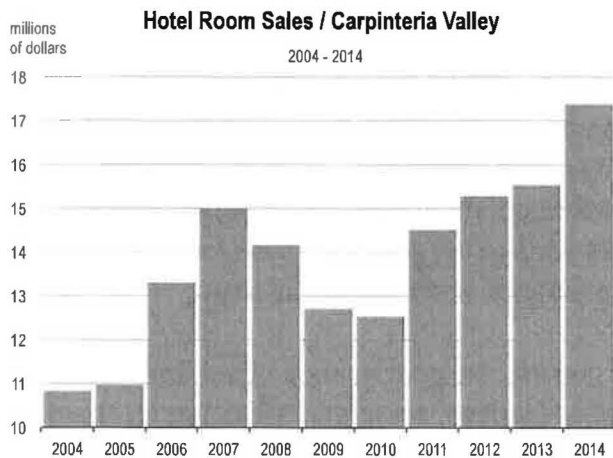
A major tourist attraction in Carpinteria is the State Beach Park and the City Beach. The beaches attract an estimated 2,000,000 visitors a year who spend \$50 million annually in the City and greater South Coast region.

Tourism

In the Carpinteria Valley, tourism is an important component of the local economy. It generates substantial revenues for the City's general fund, supports a significant number of jobs, and adds to the customer base for local shops, restaurants, and recreational sites.

In general, the performance of the Carpinteria Valley's tourism sector has been strong. There are six hotels with more than 600 rooms in the region. At these establishments, the occupancy rate averaged just under 72 percent during 2014. Annual room sales have now reached an all time high in the City, climbing to \$17.4 million in 2013.

In addition to these six hotels, Carpinteria has approximately 100 vacation rentals that are

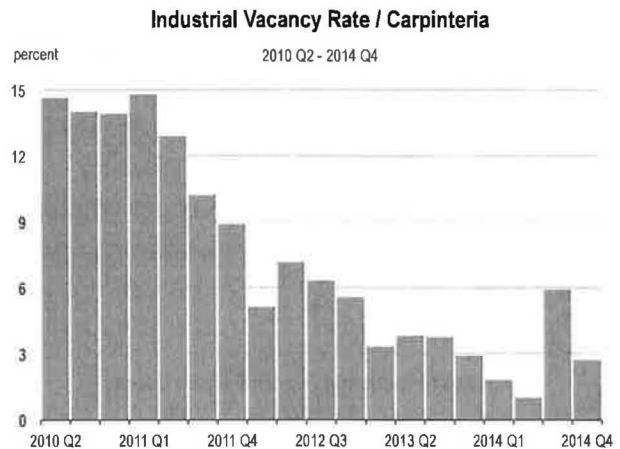


independently operated. During the last fiscal year, these establishments accounted for approximately 25 percent of the City's transient occupancy tax revenues.

Commercial Real Estate

With low vacancy rates, the industrial real estate market is very tight, as current demand for industrial space is high. Over the past three years, the vacancy rate has fallen from 14.8 percent to 2.7 percent, which is an unusually large improvement. The recent tightening is the result of strengthening business conditions which have lead firms to expand manufacturing and warehousing operations in the Carpinteria region.

In general, the Carpinteria Valley industrial sector has been a strong competitor with the neighboring areas of Santa Barbara, Goleta,



and Ventura. The manufacturing sector is an important component of the Carpinteria Valley economy, and a competitive industrial real estate market helps to support overall manufacturing activity.

In mid-2014, the vacancy rate nearly doubled in the office market, climbing to multi-year highs. The office market is small in comparison to the industrial market, and this causes measures of vacancy to be highly volatile from year to year. Despite a higher vacancy rate, lease rates rose significantly, and have returned to the highest levels since 2002.

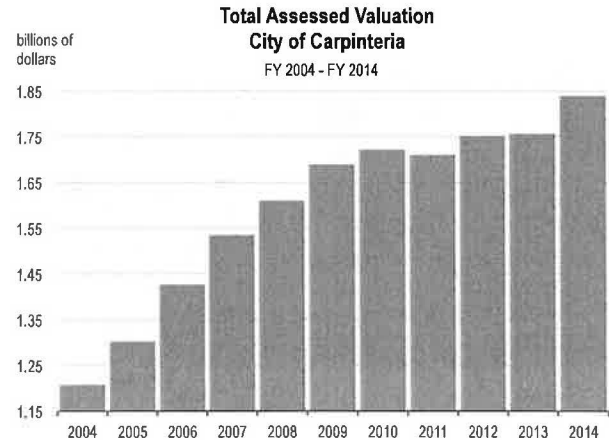
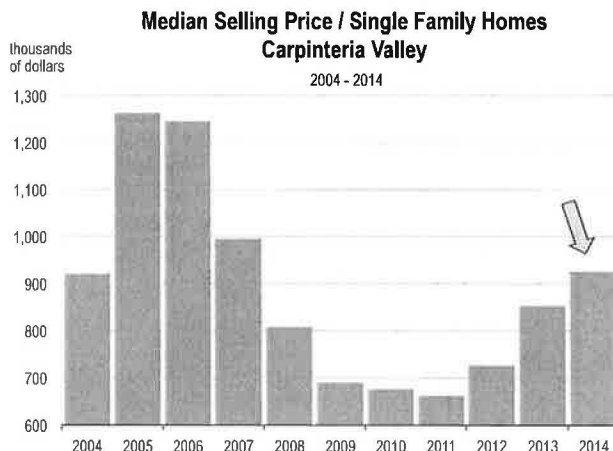
However, a large office building may soon be converted to a residential facility for seniors, shrinking the market base and lowering the vacancy rate.

Residential Real Estate

It is estimated that in the City of Carpinteria, there are 2,200 single family detached homes, 424 attached homes, and 2,088 apartment units. There are also 848 mobile homes. The vacancy rate for all rental and ownership housing is 12.3 percent, largely because many homes are vacation homes and are not fully occupied throughout the year. The apartment vacancy rate in 2014 was a miniscule 0.29 percent.

After rapid increases in 2013, home prices rose moderately in 2014. Due in part to continued job creation across the South Coast, demand for homes has increased in the Carpinteria Valley. In addition, there are fewer homes on the market than any point in the last decade, forcing potential buyers to compete for a limited number of properties and propelling price appreciation.

Low levels of inventory and rising prices contributed to a fall in existing home sales over



the year. Throughout 2014, there were only 75 completed transactions, down from 105 in 2013.

During the 2014 fiscal year, total assessed valuation reached \$1.84 billion in the City of Carpinteria. This increase occurred because values rose for the housing and commercial real estate markets.

New Housing Development

In recent years, housing construction has been depressed. This is true of many jurisdictions across the state. The relative lack of new housing units has helped to ensure that the region remains small, and prevents increasing levels of traffic and congestion, but also prevents the retail and business communities from expanding more quickly.

There are currently 83 residential units left to be built in projects that are approved by the City for development in Carpinteria. Of these,



49 units are in projects that are currently under construction. Additionally, there are 5 units in pending residential projects. Total units in the development pipeline sum to 88 as of July 2015.

Quality of Life

Aside from traditional economic factors – such as job growth, consumer spending, and home prices – regional conditions can be influenced by a number of lifestyle factors. In general, the residents of the Carpinteria Valley enjoy a high standard of living. Crime is low, traffic congestion is better than in surrounding regions, and the public school system produces high caliber students.

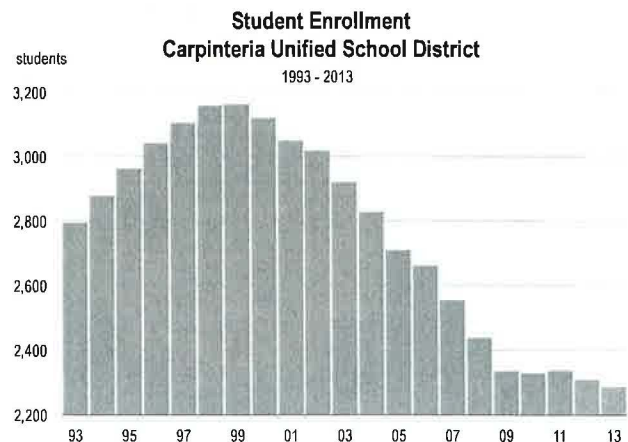
Crime rates in Carpinteria are lower than other parts of Santa Barbara County. Low crime rates can help to support property values, retain households with high levels of income, and ultimately support retail sales, tax revenues, tourism activity, and employment growth.

Traffic counts have declined in Carpinteria since 2003, leading to less congestion and better driving conditions. Traffic can be heavy during

rush hour, but a project to widen Highway 101 will allow cars to flow more freely during the busiest times.

In the Carpinteria Unified School district, student enrollments have been declining for more than a decade. In part, this decline tracks the general trend in the region's broader population. Since the year 2000, the population has fallen by 5 percent in the City of Carpinteria.

Students at Carpinteria High tend to outperform their peers across the state in the SAT college entrance examination scores. This gap has widened in recent years, with Carpinteria High scores surpassing those across the state for most of the past decade.



EMPLOYMENT AND INCOME

In the Carpinteria Valley, total employment has increased for four straight years. Last year (2014), the region gained 228 jobs, representing a growth rate of 3.3 percent. During the current economic cycle, 2014 has been the most expansive and broadbased for job creation.

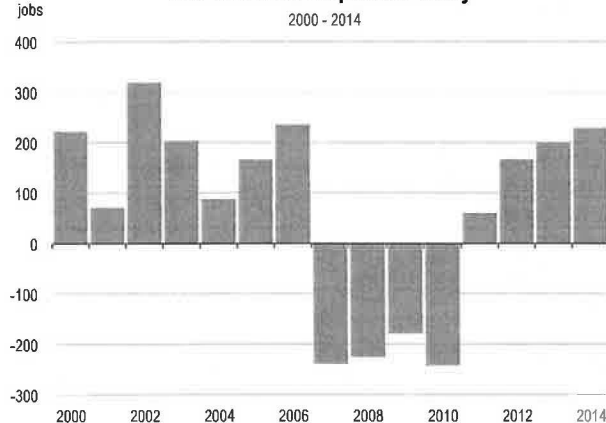
Employment by Sector

The local labor market is dominated by four industries: professional, business, and information services; manufacturing; leisure services; and agriculture. Together, these sectors account for 62 percent of total wage-and-salary jobs. In 2014, the leisure sector gained a large number of jobs, while agriculture increased moderately. The manufacturing and professional business sectors, however, were characterized by losses.

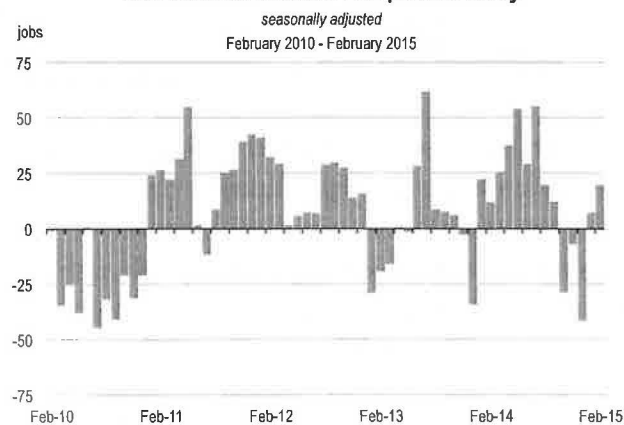
The leisure and hospitality industry, which is primarily comprised of restaurants and hotels, saw explosive growth in 2014. The economic expansion has now been in place for several years, and the unemployment rate is returning to normal, which has enabled consumers to spend more freely.

Furthermore, because of a large drop in gas prices, households have higher levels of disposable income, much of which has been spent on restaurant meals. The growth of this industry has been important for the statewide economy, which still has a large number of unemployed individuals that lack postsecondary training, and primarily work in service jobs.

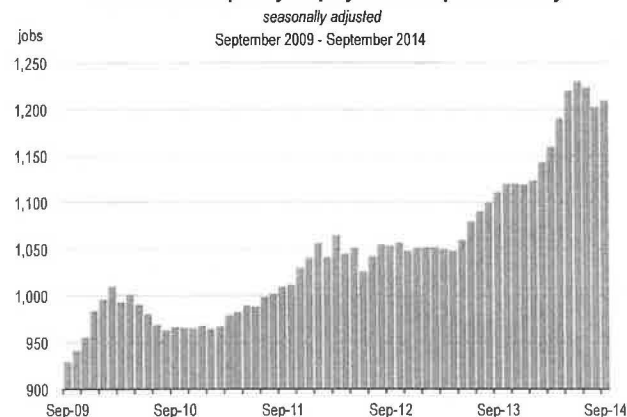
Job Creation / Carpinteria Valley



Non-farm Job Creation / Carpinteria Valley



Leisure and Hospitality Employment / Carpinteria Valley



Employment
Jobs Created in Last 12 Months
Carpinteria Valley
Sept 2013 - Sept 2014

Sector	Sept 2013	Sept 2014	Job Creation	Percent Change
<i>– number of workers –</i>				
Leisure & Hospitality	1,159	1,262	103	8.9
Wholesale Trade	455	547	92	20.2
Government	599	657	58	9.7
Retail Trade	591	635	44	7.4
Education & Healthcare	409	452	43	10.5
Agriculture	1,421	1,451	30	2.1
Construction	378	385	7	1.9
Other Services	108	107	-1	-0.9
Financial Activities	407	404	-3	-0.7
Transportation & Utilities	45	40	-5	-11.1
Mining	96	87	-9	-9.4
Manufacturing	1,332	1,313	-19	-1.4
Professional & Business Services & Information	1,373	1,302	-71	-5.2
Total, All Industries	8,373	8,642	269	3.2
Total, Non-Farm	6,952	7,191	239	3.4

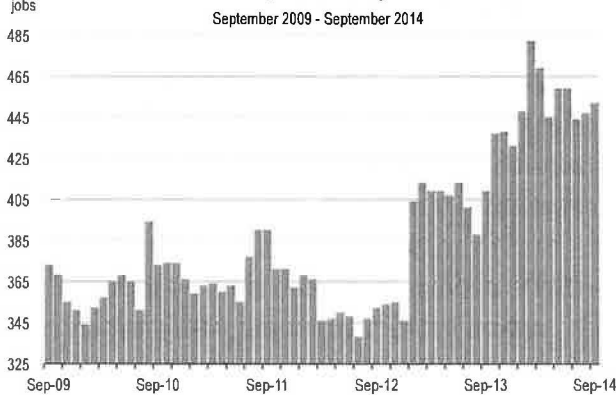
Source: Labor Market Information Division, State of California and California Economic Forecast

Between September 2013 and September 2014 (the latest month for which industry data are available), large gains were also observed in wholesale trade, government, and retail trade. The wholesale and retail sectors have benefitted from a general expansion of trade activity, and government agencies have used favorable budget conditions to expand their payrolls.

Sizeable gains were also observed in education and healthcare. Over the most recent 12-month period, this sector added 43 jobs. Like the rest of Santa Barbara County, demand for healthcare services continues to rise, partially as a result of the Affordable Care Act.



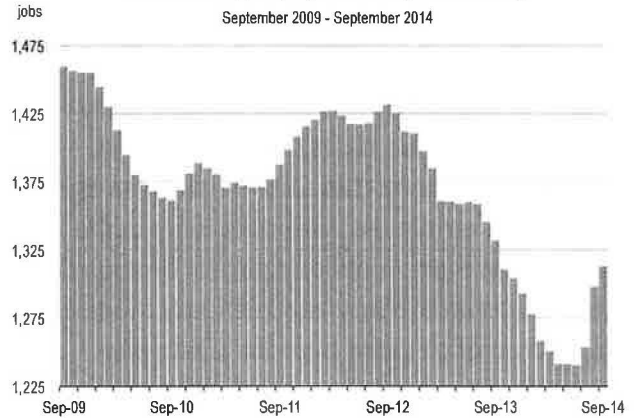
Education and Healthcare Employment Carpinteria Valley



Over the past year, the largest losses were observed in professional and business services and information. This sector is comprised of a wide range of firms, including tech companies, consulting firms, accounting firms, law offices, administrative support companies, and the corporate headquarters of large multi-regional businesses.

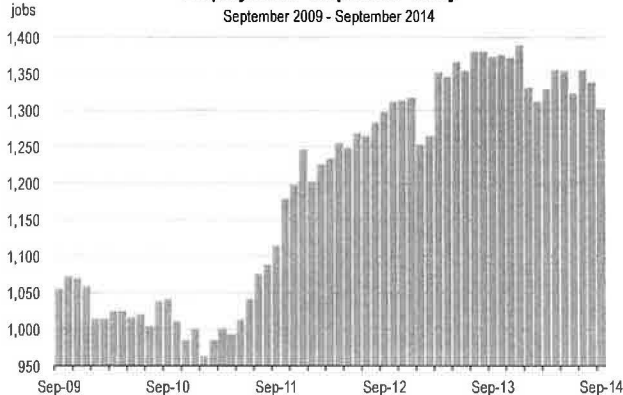
Employment has been relatively flat in the administrative support subsector, as well as

Manufacturing Employment / Carpinteria Valley

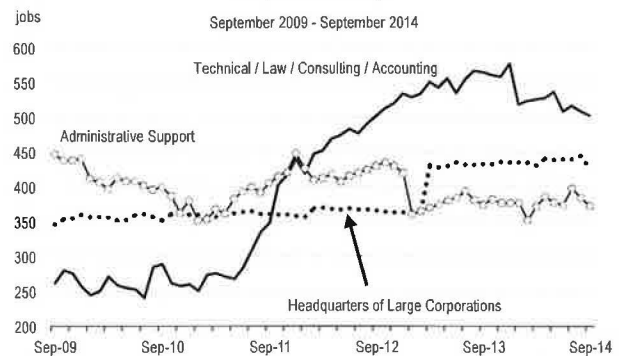


in the headquarters of large firms. But through the end of 2013, the subsector that comprises technical, law, accounting, and related firms had been growing significantly. These are typically high skill, high wage jobs, and growth among these companies was helping to raise the skill base of the Valley. But over the last year, this subsector was characterized by moderate declines, undoing some of the progress that had been made in recent years.

Professional and Business Services and Information Employment / Carpinteria Valley



Employment in the Subsectors of the Professional / Business / Information Industry Carpinteria Valley



Unemployment

In February 2015, the unemployment rate in the City of Carpinteria was 2.6 percent on a seasonally-adjusted basis. This is very low, indicating that many Carpinteria residents are successfully employed. Improvements in the labor market have continued largely unabated, with the unemployment rate falling by more than half a percentage point over the past year.

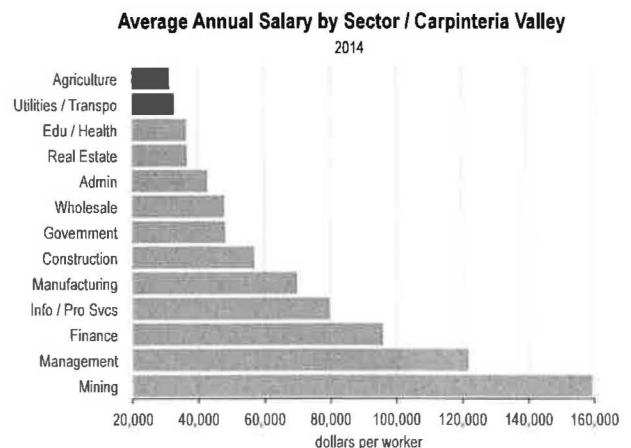
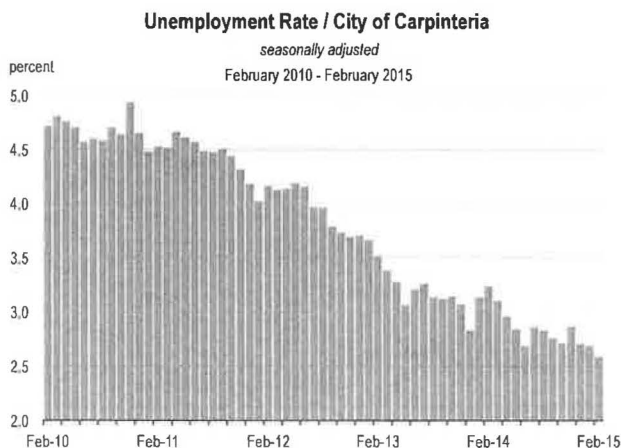
Across Santa Barbara County, the seasonally-adjusted unemployment rate was 5.4 percent in February 2015, substantially higher than the rate in Carpinteria. Across California, the rate was even higher, registering 6.7 percent in February.

Average Salaries

In the Carpinteria Valley and across Southern Santa Barbara County, average salaries are high. When compared to compensation levels across the state, workers in the local economy earn significantly more.

This provides economic benefits for the region by supporting the retail and real estate markets, and attracting a highly-skilled workforce. However, it can pose challenges for the business community, as high salaries reduce the incentives for companies to establish themselves in the region.

- In 2014, average non-farm salaries fell by 7.9 percent in the Carpinteria Valley. When adjusted for inflation, salaries declined even further.
- Salaries declined for two primary reasons: large job creation in the leisure sector and job losses in the professional, business, and information sector. As the composition of the workforce shifted toward low-wage jobs in hotels and restaurants, the average wage for all workers fell.



- With an average salary of \$159,180, the mining sector paid the highest wages in 2014. In the Carpinteria Valley, this industry is primarily comprised of oil and gas companies.

Average Annual Salary	Carpinteria Valley
Sector	2014 Average Salary*
Mining	159,180
Management Of Companies	121,585
Finance / Insurance	95,738
Information / Professional Services	79,548
Manufacturing	69,753
Construction	56,743
Government	48,127
Wholesale Trade	47,772
Administrative Support	42,629
Real Estate	36,537
Educational / Health / Social Assistance	36,321
Utilities / Transportation	32,716
Agriculture	31,341
Retail Trade	27,964
Other Services	27,894
Arts / Entertainment / Recreation	21,079
Accommodation / Food Services	19,146
Total, All Industries	49,117
Total, Non-Farm	52,746

*dollars per worker

Source: Labor Market Information Division, State of California, and California Economic Forecast

- The management sector also commanded high wages with an average salary of \$121,585.
- The lowest paying sectors were leisure services and recreation services. These industries have large numbers of young workers with low levels of educational attainment. As a result, compensation is low.

Largest Employers in the Carpinteria Valley

In the Carpinteria Valley, the California Economic Forecast identified 17 organizations that have sizeable employee headcounts. This information was obtained through phone surveys that were conducted by the City of Carpinteria in November 2014. Many of these organizations have locations in other counties, states, and nations, but the information that is presented in this section is limited to jobs that are located in the Carpinteria Valley.

- For the 17 organizations surveyed, employment totaled 2,718 workers in November 2014.
- In the Carpinteria Valley, the largest employer is NuSil Silicone Technology, a manufacturer of silicone products for the healthcare, aerospace, and electronics industries. In 2014,

it had 390 employees in its Carpinteria Office, which is largely unchanged from the previous year.

- In the public sector, the largest employer is the Carpinteria Unified School District. With 350 employees, they are also larger than any private organization except for NuSil and DAKO Corporation, a medical diagnostics firm.
- In total, there are 12 organizations that employ more than 100 workers. At these

establishments, there are 2,371 employees, which represents 87 percent of all jobs among the largest employers.

- Lynda.com, a relatively new firm, has been downsizing over the last few years. As of October 2012, the company had 350 workers in its Carpinteria office. However, by November 2014, their headcount had fallen to 305. According to company statements, this decline was the result of strategic business planning, and was not related to economic conditions.

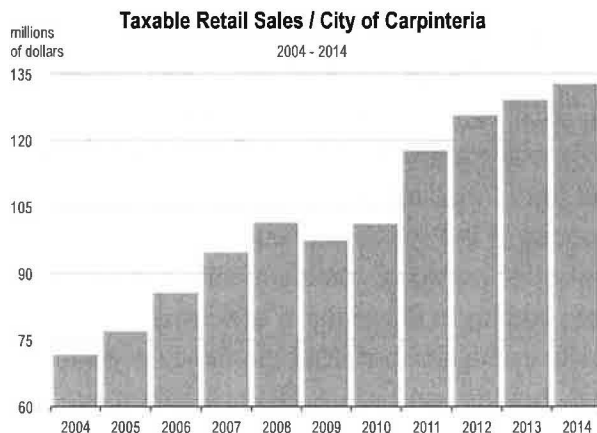
Largest Employers		Carpinteria Valley	November 2014
Rank	Company or Organization	Industry	2014 Employee Headcount
1	Nusil Technology	Silicone Manufacturing	390
2	DAKO Corporation	Medical Diagnostcs	343
3	Carpinteria Unified School District	Public School District	335
4	Lynda.com	Private Education Services	305
5	Procore	Software Services	161
6	Helix Medical, Inc.	Medical Manufacturing	144
7	AGIA, Inc.	Financial Services	134
8	TE Connectivity	Electronics Manufacturing	130
9	CKE (Carl Karcher Enterprises)	Restaurant Management	112
10	Albertsons	Grocery Store	110
11	Plan Member Services	Financial Services	107
12	Bega US	Industrial Manufacturing	100
13	Gigavac	Industrial Manufacturing	90
14	Vons Market	Grocery Store	72
15	Astro Aerospace	Aerospace Engineering	72
16	Forms & Surfaces	Architectural Services	61
17	Venoco	Oil and Natural Gas	52
Total			2,718

Source: California Economic Forecast

Retail Sector

In 2014, retail sales reached an all time high in the City of Carpinteria. Over the course of the year, total sales increased by 2.8 percent, climbing to \$132.7 million. Growth was observed in restaurants and hotels, as well as food and drug stores. However, because of the steep decline in gas prices since June 2014, fuel stations were characterized by a lower dollar volume of sales.

In general, the performance of the Carpinteria retail sector has been similar to neighboring regions. Retail transactions have grown slightly more quickly in the City of Santa Barbara, but more slowly in the City of Goleta. However, because these areas fared worse during the recession, they have returned to peak-levels



only recently, whereas Carpinteria has been setting new highs for retail dollar volume for several years.

In addition, the number of retail establishments is increasing again in the City of Carpinteria. The number of stores fell to 320 by 2011, but had grown to 358 as of 2013.

Growing sales and a larger number of stores has lead to higher employment in the retail sector. This is a reversal of previous trends, in which businesses were able to accommodate more activity with fewer workers, and had begun to replace employees with automated systems, such as self-checkout. This is also good for the labor market, as it provides opportunities for workers without postsecondary training – a group that has struggled to recover from the recession.

Tourism

In the Carpinteria Valley, tourism is an important component of the local economy. By bringing visitors into the region, it adds to the customer base for local shops, restaurants, and recreational activities. As a result, it generates substantial revenues for the City's general fund where it helps to pay for Citywide services, and supports a significant number of jobs.



© Chad Bastian

A principal attraction in Carpinteria is the State and City Beaches. Activities include swimming, camping, and exploring the tidepools. Harbor seals and other marine mammals can be seen in the area December through May. An estimated 2,000,000 people visit the beach annually.

There are six transient lodging facilities within the City of Carpinteria, totaling 607 rooms. Hotel/motel room sales reached a new high in 2014, exceeding \$17 million during the calendar year. The level of room sales that occurred in 2014 is more than \$1.8 million above the previous year, representing an impressive increase of 12 percent.

Transient Lodging / Carpinteria

Best Western Plus
Holiday In Express Hotel & Suites
Motel 6 North Carpinteria
Motel 6 South Carpinteria
Sandyland Reef Inn
Casa del Sol

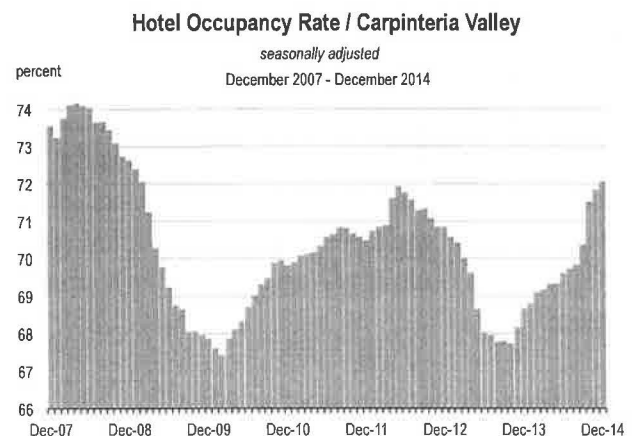
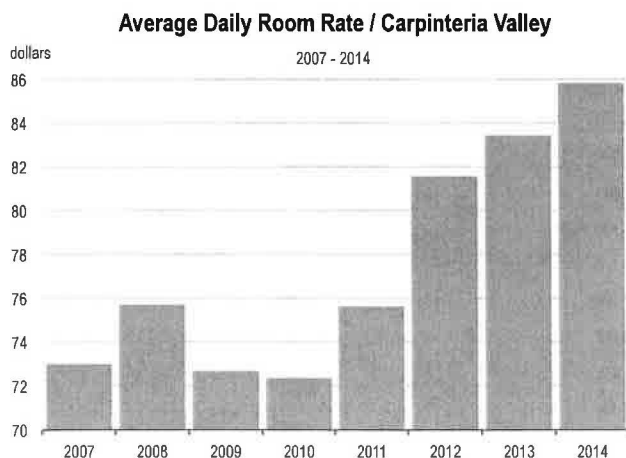
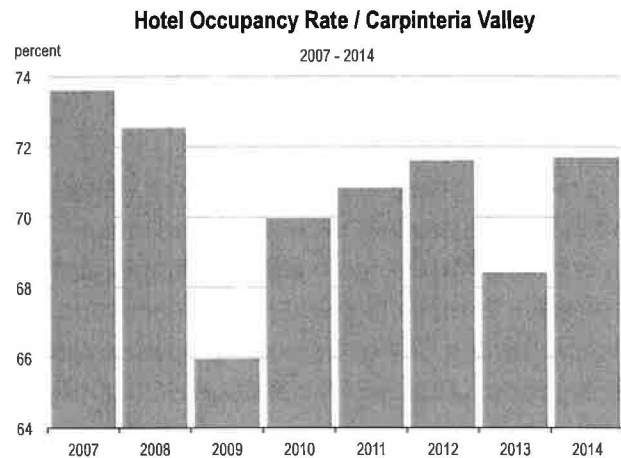
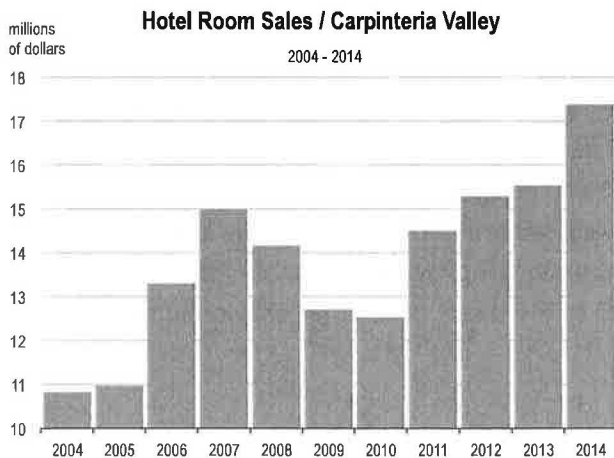
Similar rates of growth were observed in other parts of the South Coast, such as Montecito, Santa Barbara, and Goleta, indicative of stronger visitor activity across the region.

There are also approximately 100 additional vacation rental units that are operated individually. In 2014, approximately 25 percent of the City's total transient occupancy tax was generated from these additional vacation rental units. Because of the success of such ventures, the number of individual transient units continues to grow, adding to the region's economic base. The growth in the number of single family and multi-family homes used as vacation rentals is ex-

pected to contribute to pressure on the housing market and effect the availability of work force housing.

The daily room rate in Carpinteria averaged \$85.82 in 2014, a record high for the region. Room rates have shown moderate growth during the past few years, which has contributed to the gains in total sales.

Hotel occupancy rates dipped in 2013, averaging 68.4 percent for the year. But beginning in early 2014, rooms began to fill up again, and the average occupancy rate surpassed 72 percent by year's end.



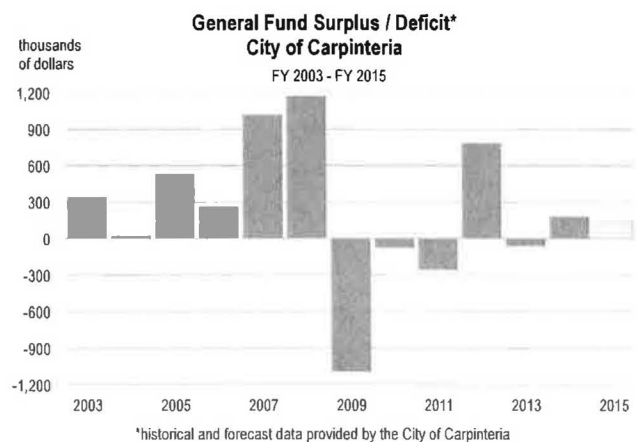
Summary

As a result of the economic expansion, visitor and resident spending have increased, causing both hotel/motel room sales and general retail sales to move higher. As a consequence, finances for the City of Carpinteria have materially improved. Between the 2009 and 2011 fiscal years, the City incurred budget deficits that totaled \$1.4 million.

However, for the 2012 to 2015 fiscal years, the City has operated under a combined surplus of more than \$1 million. Total revenues increased by 7.8 percent in 2014, largely the result of record levels of retail sales activity and strong growth in transient occupancy tax revenues. According to officials within the City, revenues will increase by another 2.8 percent in fiscal year 2015, and the budget will operate under a small surplus.

It's important to note that as of 2014, the City had established fiscal reserves of almost \$8.0

million. Half of this total was intended for times of fiscal and economic uncertainty. This sum, which represents more than 50 percent of the City's general fund expenditures in the 2014 fiscal year, will provide a sizeable financial safety net in the event of another economic downturn.



In the Carpinteria Valley, home prices rose moderately in 2014. On an annual average basis, the median priced home sold for \$925,000.

In large part, 2014 price gains occurred during the summer months. During this time, homes frequently sold at values above \$1 million. Similar trends were observed across the South Coast, but by the end of the year, prices had again dropped to approximately \$900,000.

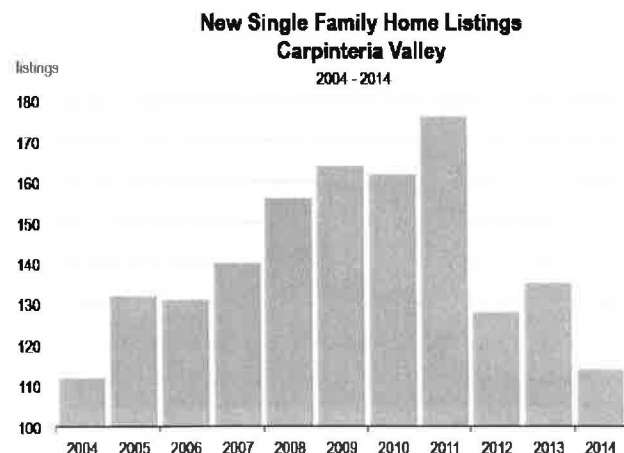
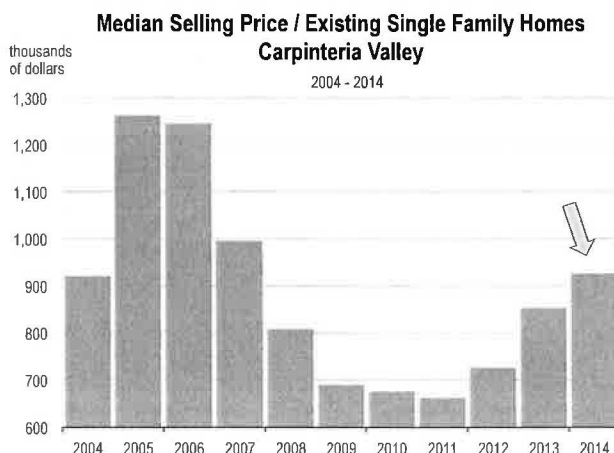
In general, price increases have been driven by two factors: increased demand for housing and low levels of inventory. As a result of greater job creation, low mortgage rates, and relatively high rental costs, homeownership has become an attractive option for many households.

However, even though prices have risen, supply has not. New listings have declined, falling from 135 to 114 over the year. This is the lowest level since 2004.

Housing supply has declined in many parts of the state and nation, as a substantial number of properties are still worth less than their loan values, making it difficult for households to sell. And because the foreclosure crisis is over, fewer households have been forced to leave their homes, reducing what was a large source of supply in recent years.

But there are some additional factors that are unique to the Carpinteria Valley and greater South Coast.

In the region, many homeowners have converted their properties to vacation rentals. Such conversions can aid the tourism industry and provide valuable tax revenues, but they also reduce the availability of long-term rentals or owner-occupied units, further restricting the supply of housing.



Housing Affordability

In the Carpinteria Valley, housing costs increased in 2014. Monthly mortgage payments – as measured by the typical payment on the median-priced home – were near \$3,500, up from \$3,200 the previous year.

Despite lower mortgage rates, affordability has deteriorated because home prices have moved higher. The median mortgage payment now represents more than 50 percent of the Valley's median household income. As homes become less affordable, it becomes more difficult for the local workforce to live in the region, leading many individuals to commute from other areas.

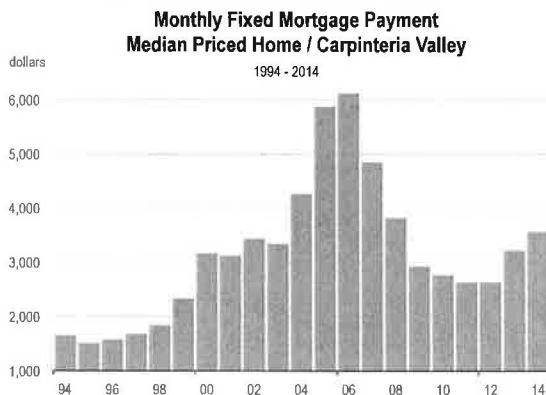
At the same time, the job market continues to heal and wages have moved higher. Despite rising home prices and mortgage obligations, these factors have made homeownership more accessible to a larger number of Carpinteria Valley residents.

In general, home prices in Carpinteria are similar to those of broader South Santa Barbara County. However, in the City of Carpinteria, 53 percent of the housing stock is comprised of apartments and

mobile homes, and 3 percent is comprised of income-restricted units. Together, these can provide affordable options for households that are unable to enter the traditional single-family homeownership market.

As of 2014, 38 percent of all housing units in the City of Carpinteria were apartments. This is typical of locations that act as employment centers, but rental rates in Carpinteria are typically lower than in other parts of South Santa Barbara County. This is a benefit to those who are employed in the Carpinteria Valley, and attracts individuals who work in Goleta or the City of Santa Barbara but cannot afford the higher cost of living in those locations.

Carpinteria also has a large number of mobile homes. Aside from rural regions, no other jurisdiction in California has a higher share of mobile homes than the City of Carpinteria. Across the entire state, mobile homes represent only four percent of all housing units, but account for 15 percent in the City of Carpinteria.

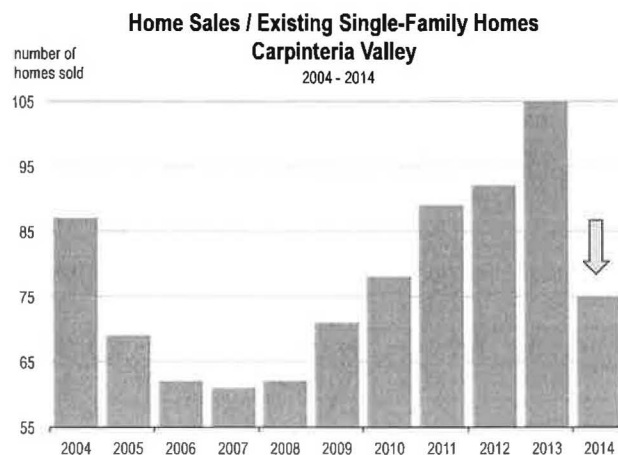


It's also true that the Carpinteria Valley is home to a large number of retired individuals. In many parts of California, people downsize to smaller homes during retirement, and frequently move to low-cost regions. In the Carpinteria Valley and across the South Coast, the retirement cohort has largely stayed in place, preventing these homes from hitting the market.

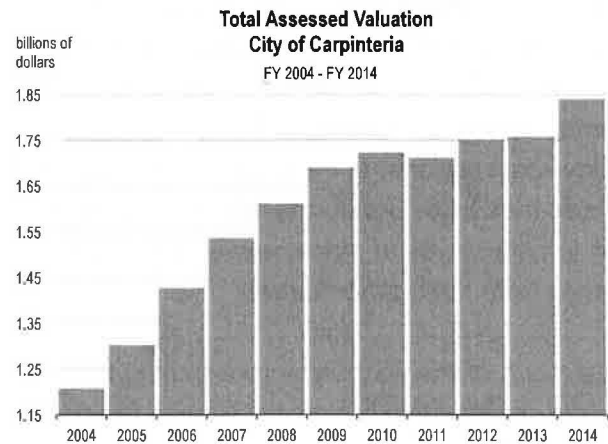
As a result of the various factors limiting housing supply, prospective buyers have been forced to compete for a limited number of properties, putting upward pressure on prices.

In the Carpinteria Valley, existing home sales fell sharply last year. Inventory declined, leaving fewer options for potential buyers. At the same time, affordability became stretched, pushing a number of households out of the market.

Sales began to recover in the latter half of the year, in tandem with the moderation of prices. In order for selling activity to return to recent levels, available inventory will have to expand, and affordability will need to remain within reasonable limits.



During the 2014 fiscal year, total assessed valuation reached \$1.84 billion in the City of Carpinteria. This was partially the result of an increase in home prices, but was also due to an increase in the value of several large commercial properties. As a result of this increase, the City collected an additional \$63 million in property taxes as compared to Fiscal Year 2013.



Carpinteria Valley Residential Real Estate			Single Family Homes				2007-2014	
	2007	2008	2009	2010	2011	2012	2013	2014
New Listings	140	156	164	162	176	128	135	114
percent change	6.9	11.4	5.1	-1.2	8.6	-27.3	5.5	-15.6
Home Sales	61	62	71	78	89	92	105	75
percent change	-1.6	1.6	14.5	9.9	14.1	3.4	14.1	-28.6
Median Selling Price								
	-- dollars --							
Current Dollars	995,000	807,500	689,500	675,000	661,500	726,000	852,500	925,000
percent change	-20.1	-18.8	-14.6	-2.1	-2.0	9.8	17.4	8.5
Constant 2014 Dollars	1,109,895	870,040	748,855	724,423	691,464	743,752	864,001	925,000
percent change	-22.6	-21.6	-13.9	-3.3	-4.5	7.6	16.2	7.1

Source: Santa Barbara Association of Realtors

In Carpinteria City, commercial real estate trends have been mixed over the last 18 months. Vacancy rates remain low in the industrial market, though they've weakened in recent quarters. Office vacancy rates moved up sharply, but lease rates have also risen.

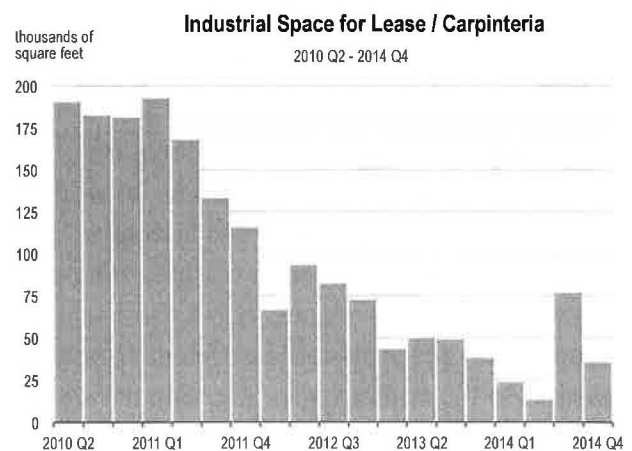
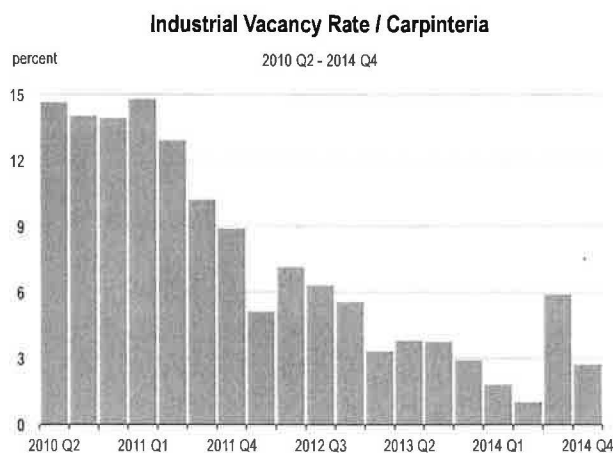
Industrial

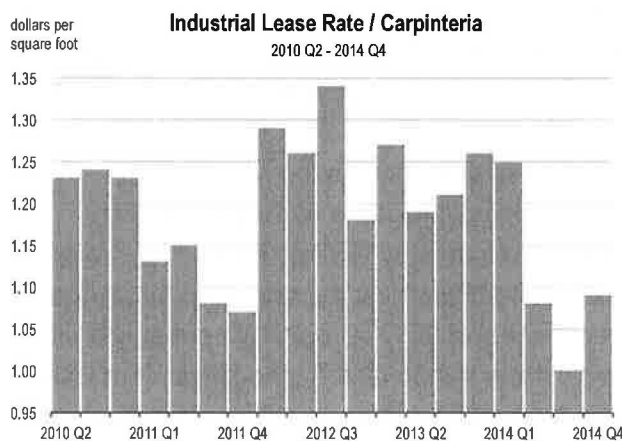
Over the past several years, there has been a pronounced tightening of industrial space in Carpinteria. In fact, Carpinteria's sustained drop is unlike any change in vacancy observed during the past 15 years, falling from 14.8 percent to 2.7 percent in just under three years. As of late 2014, there were 35,100 square feet of space available, on par with the levels that prevailed

in the late 1990s. With no major development projects on the horizon, vacancy should remain tight for the foreseeable future.

In part, this tightening is the result of competitive prices. One of the compelling factors for industrial tenants looking for space in Carpinteria remains the attractive lease rates. As of year-end 2014, Carpinteria prices were 32 percent lower than Goleta and 44 percent lower than Santa Barbara.

However, the vacancy rate rose abruptly in mid 2014, as Forms+Surfaces vacated a property of 65,000 square feet. This led to declines in the average lease rate, pushing it down to as low as \$1.00 per square foot.





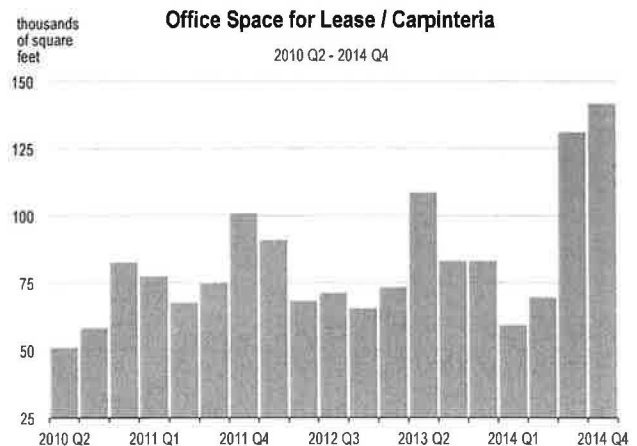
Nevertheless, only two properties are currently available for lease, with total available space under 50,000 square feet, leaving the market exceptionally tight.

Office

The smaller office market in Carpinteria has 519,000 square feet of total space. As a result, vacancy rates and lease rates can fluctuate significantly over short periods of time. Because this may provide false signals about the health of the market, it is important to evaluate these measures in the context of longer term trends.

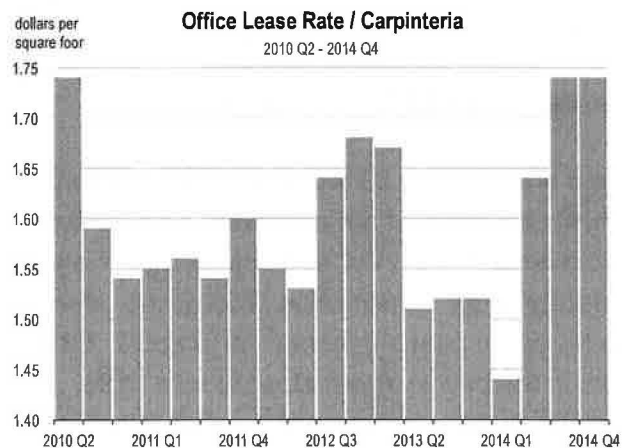


The office market vacancy in the City moved significantly higher in 2014, rising to 27.3 percent, when approximately 72,000 square feet of space was vacated. The vacancy rate is now at its highest level for the current market cycle.



However, in 2015, a 52,000 square foot office building may be converted to a residential facility for seniors, further shrinking the market base and lowering the vacancy rate.

Despite the higher office vacancy rate, lease rates rose significantly, and have returned to the highest levels since 2002. This is generally the result of the types of properties that are available rather than an overall increase in Valley-wide lease rates.



Commercial Real Estate

Carpinteria

2010 Q2 - 2014 Q4

	2010 Q4	2011 Q2	2011 Q4	2012 Q2	2012 Q4	2013 Q2	2013 Q4	2014 Q2	2014 Q4
Office									
Price (\$)	1.54	1.56	1.60	1.53	1.68	1.51	1.52	1.64	1.74
Vacancy (TSF)	82.6	67.6	100.7	68.2	65.5	108.5	83.0	69.5	141.7
Total Supply (TSF)	519	519	519	519	519	519	519	519	519
Vacancy Rate (%)	15.9	13.0	19.4	13.1	12.6	20.9	16.0	13.4	27.3
Industrial									
Price (\$)	1.23	1.15	1.07	1.26	1.18	1.19	1.26	1.08	1.09
Vacancy (TSF)	180.9	167.6	115.4	92.8	72.2	49.4	37.7	13	35.1
Total Supply (TSF)	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1300
Vacancy Rate (%)	13.9	12.9	8.9	7.1	5.6	3.8	2.9	1.0	2.7

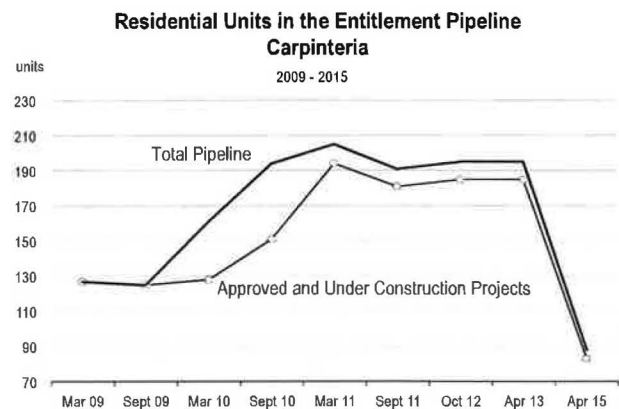
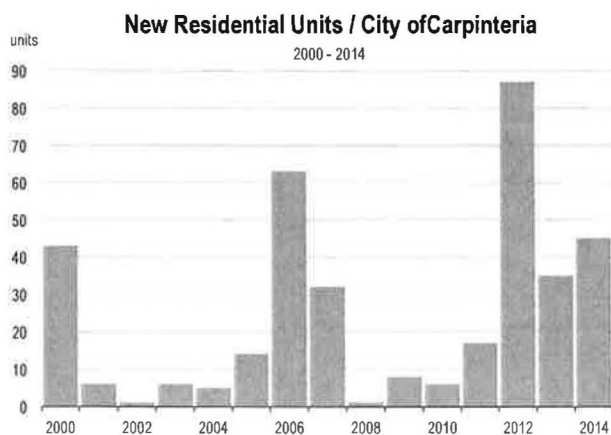
Source: The Radius Group

New Residential Development

Residential permitting has been rising for several years. After a sharp increase in 2012, residential permitting was lower but still strong in 2013 and 2014. In 2014, 45 single-family units received development approval, compared to an average of 46 over the prior three year period.

Residential Entitlements

There are currently 83 residential units left to be built in projects that are approved in Carpinteria. Approximately 49 units are in projects that are currently under construction. Additionally, there are 5 units in pending residential projects. Total units in the development pipeline sum to 88. Of the units in the development pipeline, 43 will be classified as affordable, low income, or very low-income units.



Lagunitas

The largest residential project in recent years is Lagunitas Homes, which was completed in 2014 and provided 73 units (11 of which were sold as affordable units in the above-moderate income category). The project includes 37 detached single family residences and 36 condominiums in 12 tri-plex buildings. There is also an approved office building component that totals 84,550 square feet and that remains undeveloped.

Casas De Las Flores

Peoples' Self-Help Housing Corporation is constructing a 43 unit affordable rental housing project for low and very-low income households. 47 defunct travel trailers at the site, several accessory structures and an adjacent single family dwelling were removed to make way for the project. Seven apartment buildings are being built in a variety of two-story

configurations, including seven one-bedroom, 14 two-bedroom, 12 three-bedroom flats and 10 three-bedroom townhomes on 2.68 acres. A 4,200 square foot community center will serve the residents along with administration offices, an assembly room and kitchen, classroom and computer lab, exam and reception rooms for health screening and laundry facilities.

The Mediterranean-style buildings are arranged around garden courts and play areas to foster a sense of community and to shelter the outdoor areas from highway noise. Ground floor units and townhouses are provided with additional private outdoor space. A landscaped stormwater treatment basin at the front of the site would provide additional noise and visual buffering from Highway 101. A driveway and 79 uncovered parking spaces circle the perimeter of the site. A six-foot concrete block wall located along the northern property boundary provide a buffer from adjacent agricultural uses. Building permits were approved in March of 2014 and the project is expected to be completed and occupied by fall of 2015.

Ellinwood/Green Heron Spring

Architect Scott Ellinwood's 31-unit Green Heron Spring condominium project proposes to dismantle an existing residence, barn and storage shed, remodel one residence and construct 30 new residential units. Two of these will be affordable units. Twenty of the new

residences are proposed to be three-bedroom townhomes, and 10 are proposed to be one-bedroom flats. In all, 11 structures totaling 61,990 square feet of floor area is proposed. Grading is estimated at 1,270 cubic yards of cut and 3,200 cubic yards of fill. Permits expired in early March although it is anticipated that the applicant will resubmit at a later date.

Rincon Bluff Resort (Bluffs III Hotel Project)

City Staff have met with a development team regarding a concept plan for a 162-room hotel on 26 acres of bluff-top property. The hotel would be located on the western portion of the Bluffs III parcel, and could feature a restaurant, pool, spa, and 10,000 square feet of conference facilities. Formal applications have not been submitted. Development on the site would also include links to the Coastal Vista Trail, and the future Rincon Trail connecting the City with Rincon County Beach Park.

Discussions also have occurred regarding a second hotel on the eastern portion of Bluffs III. This project would encompass four acres of property, but there is currently no set schedule to submit an application for the second hotel. This property is under separate ownership.

Total Investment in Residential and Non-Residential Structures

Total investment in commercial and non-commercial structures has decreased in each of the past two years, after rising sharply in 2011 and 2012. Total investment in all buildings – including commercial, industrial, and residential – was roughly 4.3 million dollars in 2014, compared to 7.8 million in 2013 and 27.2 million in 2012. The shortfall was the result of falling investment in residential structures, both single-family and multifamily. Investment in non-residential structures has slightly increased, due partially to an increase in renovation activity.

In recent years, renovation activity has been the dominant form of non-residential investment. Available land zoned for non-residential building is limited, and new development permits require planning and review. Consequently, commercial and industrial renovations have become the most significant form of non-residential development activity in the City of Carpinteria.

Commercial and Industrial Entitlements

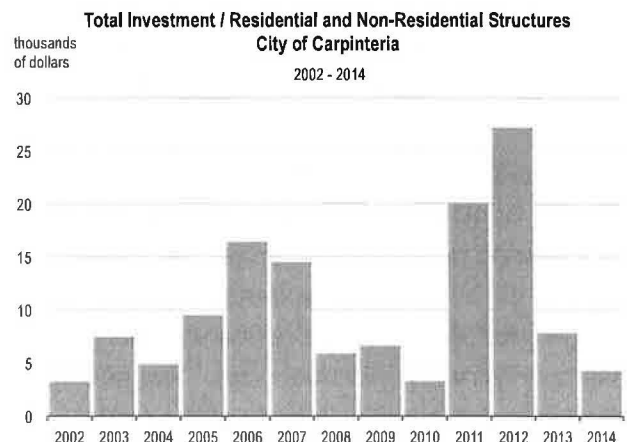
There are approximately 98,949 square feet of non-residential projects approved in Carpinteria. This total arises from three commercial projects, none of which have begun construction. If the

community center at Casas De Las Flores is included, total square footage rises to 103,295.

Carpinteria Valley Arts Center

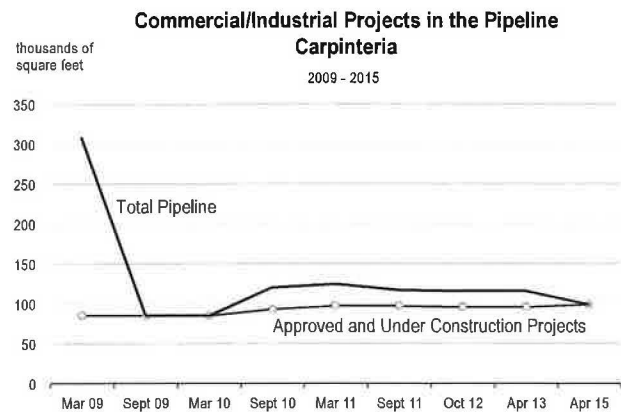
The Carpinteria Valley Arts Council proposes to demolish the existing 720 square foot gallery/office building and all associated structures and construct and operate a new two-story 7,911 square foot community arts center.

The new building would include a variety of spaces/amenities available for different uses. The ground floor of the building, which would total 4,063 square feet, would be organized around a 931 square foot central courtyard open to the sky. The first floor would comprise a 1,433 square foot gallery/multi-use space and a 416 square foot community gallery. The remainder of the ground floor would be devoted



to miscellaneous support services, including an entry lobby, kitchen, restrooms and storage, and would total 2,214 square feet. The second floor of the building would comprise three large art studios, totaling 2,219 square feet, two offices comprising 305 square feet and various support uses, including a lounge and restrooms, totaling 1,324 square feet.

The Arts Council is also proposing a contrasting, stamped concrete sidewalk along the Linden Avenue frontage, the removal and replacement of an existing curb cut and driveway apron with new curb, gutter and sidewalk and the installation of new custom bicycle racks on the public sidewalk.



Residential and Non-Residential Permit Summary			City of Carpinteria				2007-2014	
	2007	2008	2009	2010	2011	2012	2013	2014
--- number of units permitted ---								
Residential Permits	32	1	8	6	17	87	35	45
--- millions of dollars ---								
Total Investment in Residential and Non-Residential Structures	14.5	5.8	6.6	3.2	20.1	27.2	7.8	8.5

Source: City of Carpinteria

Residential Projects in Carpinteria**July 2015**

Project Name/Developer	Units	Description	Status
Casas De Las Flores	43	Apartments	Under Construction
Green Heron Spring	29	Demolish 1 unit, construct 30 new condos	Approved
Sanctuary Beach Condominiums	4	Residential Condominiums	Proposed
Dorance Way Group SFDs	3	Construct 3 new units	Under Construction
Gonzales Condominiums	3	Demolish 1 unit, construct 4 new condos	Approved
MTI Capital, Inc.	2	New SFD	Under Construction
M3 Multifamily, LLC	2	Apartments	Approved
Schildknecht	1	New SFD	Proposed
Olverd	1	New SFD and Garage	Under Construction
Steadfast	0	Assisted Living Facility With 76 Beds	Proposed
Total	88		

Commercial Projects in Carpinteria**July 2015**

Project Name/Developer	Square Feet	Description	Status
Lagunitas	84,550	Office building	Approved
Rincon Bluff Resort	TBD	162-Room Resort	Proposed-Incomplete App-Reviewing Habitat
Carpinteria Valley Arts Center	7,911	Community Art Center	Approved
M3 Multifamily, LLC	6,488	Commercial Building	Approved
Casas De Las Flores	4,346	Community Center	Approved
Total	103,295		

Source: City of Carpinteria

QUALITY OF LIFE INDICATORS

The social environment of the Carpinteria Valley directly affects local business progress and performance. Furthermore, quality of life indicators impact the desirability of real estate assets in the region. Public safety, traffic and transportation, and the enrichment of youth potential are important features of this environment. These quality of life indicators are examined by referencing published information on local crime, traffic volumes, commute times, road conditions, and public education.

Crime

In the City of Carpinteria, crime rates have declined dramatically since the 1990s. They are among the lowest levels observed in Santa Barbara County, and are significantly lower than those that prevail across the state. Over the last decade, crime rates have been slowly increasing, but this is due to the fact that the population has declined, and does not signify an uptick in the number of crimes committed. In 2013, a total of 282 crimes were reported, compared to an average of 251 per year for the last decade.

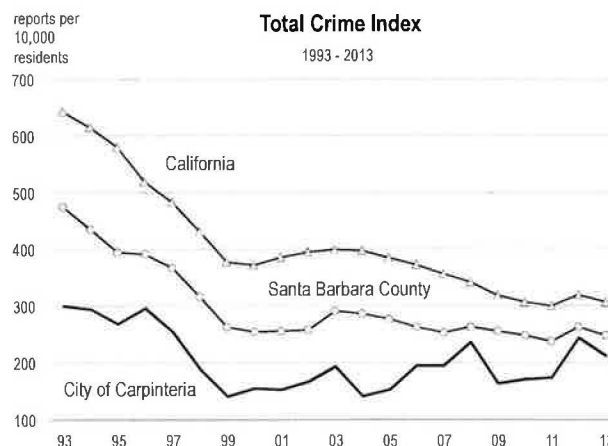
The broadest measure of crime, the Total Crime Index, is the sum of the following crime categories: willful homicide, forcible rape, robbery, aggravated assault, burglary, motor vehicle theft, larceny and arson.

As of 2013 (the most recent year for which data is available), a total of 212 crimes were

reported for every 10,000 residents in the City of Carpinteria. This represents a slight improvement over the previous year, but is higher than most points in the past decade. Because the region's population began to decline in the early 2000s, and has only partially recovered, crime rates per capita have slowly moved higher.

When compared to Santa Barbara County and California, crime is substantially lower in Carpinteria.

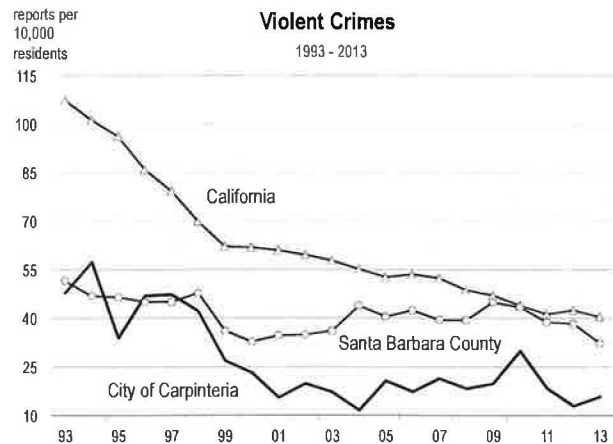
In addition, crimes rates in Carpinteria are comparatively low when measured against other cities in Santa Barbara County. In 2013, the City of Santa Barbara had the highest crime rate with 338 reports per 10,000 residents, while Santa Maria had the second highest at 341. The only cities with lower rates were Solvang, Buellton, and Goleta, which all had crime rates between 142 and 165 reports per 10,000 residents.



In Carpinteria City, property crime rates have risen slightly in recent years, with 90 reports for every 10,000 residents in 2013.

By comparison, Santa Barbara County had a rate of 118 property crimes for each 10,000 residents, and California had a rate of 159 per 10,000 residents. As with the total crime index, Carpinteria has a lower rate of property crime than Santa Barbara City or Santa Maria, but a higher rate than Goleta, Lompoc, or Buellton.

Violent crime rates are near record lows in Carpinteria. With 16 reports per 10,000 residents, 2013 was the fourth lowest year on record. There were no homicides in 2013, and aggravated assault has fallen substantially.



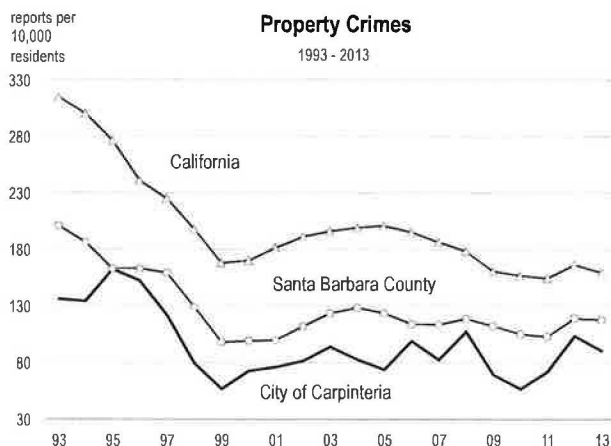
The rate of violent crime in Carpinteria remained well below that of Santa Barbara County and California. Among cities in Santa Barbara County, the highest of incidence of violent crime was observed in Santa Maria, where there were 49 reports for every 10,000 residents. Carpinteria was similar to the lowest cities in the county, where there were 13 or 14 reports for every 10,000 residents.

Traffic and Commuting

Traffic Counts

Traffic counts reveal information about road usage, and can provide insight into economic, demographic, and lifestyle trends.

Since the recession of 2007-2009, traffic counts have declined dramatically across the nation, state, and county. The breadth and depth of the decline has been unprecedented in modern history.



In general, traffic counts decline during periods of economic weakness, and grow during periods of strength. This occurs for several reasons, including the increased transportation of goods, a larger number of individuals driving to work, and a willingness of households to expend resources on cars and gasoline.

During the current cycle, the low levels of road usage were indicative of the modest pace of economic recovery. However, the economy is now expanding at an accelerated pace and can no longer be blamed for low traffic counts. Some additional factors are likely at play, including the state's changing demographic makeup – older individuals have lower workforce participation rates – and an increased incidence of telecommuting. Young people are also choosing to live closer to their jobs, reducing freeway traffic in the region. All of these factors lead to fewer or shorter daily commutes, and lower overall traffic counts.

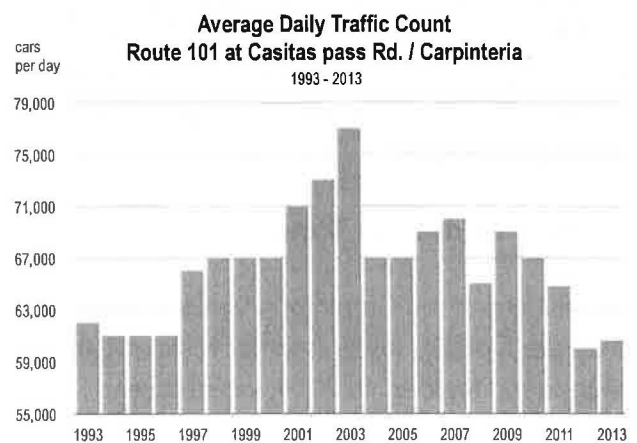
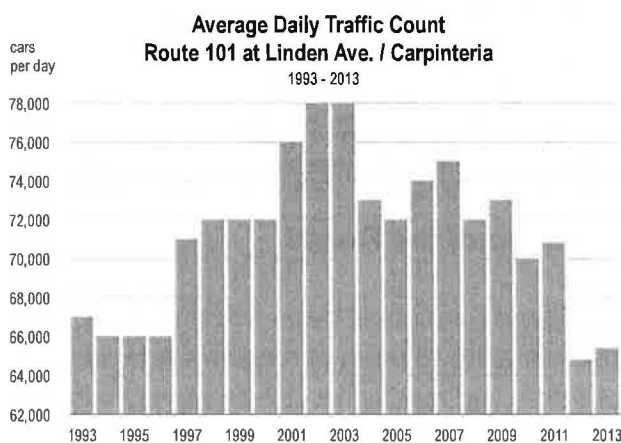
Traffic levels can also affect the living standards of a community. High levels of traffic can cause congestion, leading to longer commute times

and lower resident satisfaction. By contrast, low traffic volumes can lead to improved living standards. As a general rule, Carpinteria tends to have much lower levels of road usage than surrounding regions, leading to less congestion.

During peak travel times – immediately before and after the typical workday – traffic volumes increase in the Valley, slowing the flow of vehicles through the region. But plans to widen Highway 101 are in progress, which should alleviate some of this burden in the coming years.

Transportation (Cal Trans) estimates traffic counts for state highways, including interstates and routes. Annual average daily traffic is the total traffic volume for the year divided by 365. The traffic count year is from October 1 to September 30.

In Carpinteria, two of the most active points are the intersections of Highway 101 at Linden Avenue and Casitas Pass Road. At both of these intersections, traffic peaked in 2003 and has declined over time.



At Highway 101 and Linden Avenue, average daily traffic totaled 78,000 cars in 2002 and 2003. By 2013, that figure had fallen to 65,400. At Casitas Pass Road, traffic counts declined from 77,000 in 2003 to 60,600 in 2013.

In neighboring regions, traffic levels are considerably higher. In the City of Santa Barbara, for example, a daily average of 133,000 cars passed through the intersection of Highway 101 and Mission Street in 2013. Highway 101 and Turnpike Road had to accommodate 115,000 cars per day.

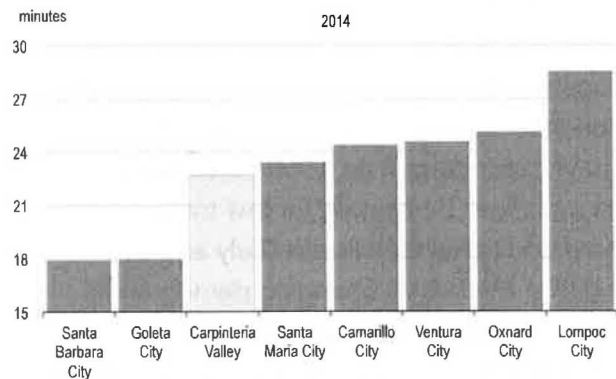
In Ventura County, traffic is heavier still. In 2013, a daily total of 174,000 cars passed through the intersection of Highway 101 and Route 23. In Oxnard, 149,000 cars passed the junction of Highway 101 and Route 1.

Both of these regions are subject to high levels of traffic congestion, particularly during typical commuting times. The lower levels of congestion in Carpinteria have likely attracted residents to the region, and may have prevented others from leaving.

Average Commute Time

For resident of the Carpinteria Valley, commute times are typically lower than for residents of neighboring regions. In 2014, workers who lived in the Carpinteria Valley had an average

Average Commute Time
Residents of Santa Barbara and Ventura County Regions

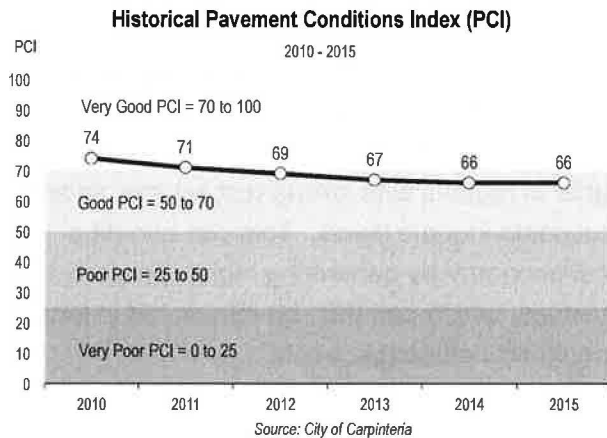


commute time of 22.7 minutes. By comparison, those who lived in nearby regions of Ventura County spent somewhat more time traveling to work.

In Santa Barbara County, commute times were shorter for people who lived in Goleta City and Santa Barbara City, but this statistic is somewhat misleading. A large number of Carpinteria residents commute into Santa Barbara and Goleta, but the reverse is less prevalent. For residents who both live and work in Carpinteria, travel times are likely very short.

Condition of the Roads

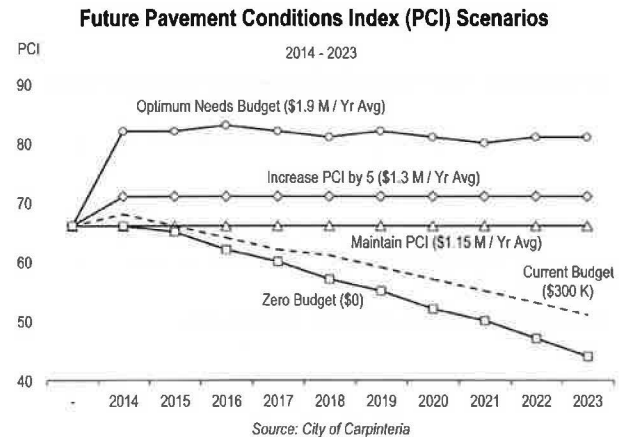
The City of Carpinteria owns and maintains approximately 28 miles of roadway. Arterials, collectors and residential streets serve a wide variety of residential, commercial and industrial



land uses, including many for beach going and tourism.

The Department of Public Works maintains a computer based condition tracking system for the roadway pavements, and in 2015 the overall pavement condition was considered good with a score of 66 on scale from 0 to one 100. Five years ago the overall system condition was very good with a score of 74.

To maintain the current reading of 66, the City estimates that approximately \$1.3 million will need to be invested per year, which is significantly higher than the current average of approximately \$300,000 per year. If funding is not increased soon, the road conditions will worsen, and annual maintenance needs will reach \$12.8 million by 2020. That number will rise to \$18.9 million by 2025.



In 2015, the Public Works Department plans to work with the community and the City Council to develop a strategy for addressing unfunded pavement and other infrastructure maintenance needs.

Quality of Education

Enrollments

In the Carpinteria Unified School district, student enrollments have been declining for more than a decade. In part, this decline mirrors trends in the region's broader population. Since the year 2000, the population has fallen by 5.3 percent in the City of Carpinteria.

However, over the same time frame, public school enrollment has decreased by 24.3 percent, while enrollment at Carpinteria High School has declined by 25.5 percent. And even

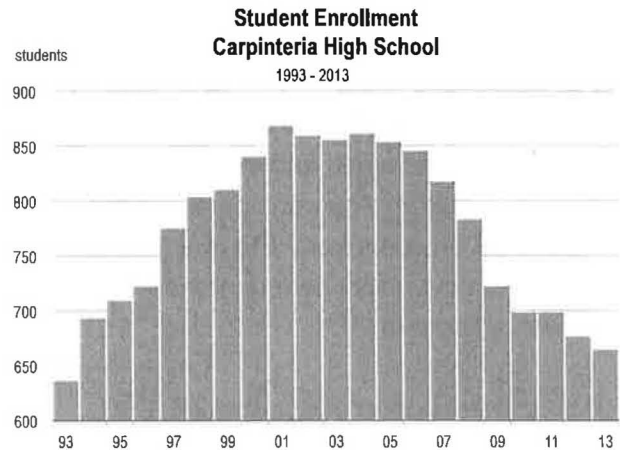
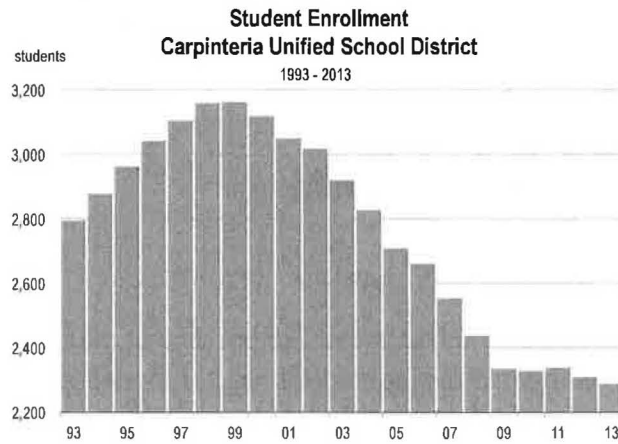
though the population is growing again, school counts continue to decline unabated.

Like other parts of the South Coast, the demographic makeup of Carpinteria continues to change, with older individuals accounting for a much larger share of the population, and young people accounting for a much lower share. Because of high home prices in Carpinteria and the rest of South Santa Barbara County, families with children have been pushed into other areas, such as Ventura County and the Santa Maria Valley. As a result, school enrollments remain under pressure.

Academic Performance

Standardized testing has become an important measure of a school's academic performance. At schools with strong test scores, students are likely to be more prepared for the future, and may fare better in college and the job market.

Test scores can also have economic consequences. In general, home prices are higher in regions with strong test scores, as are household income levels. This can benefit a local economy by generating higher property tax revenues, which can then be reinvested in local amenities, including schools.



Public School Enrollment	Carpinteria						
	Fall 2007-Fall 2013						
	- school year -						
	07-08	08-09	09-10	10-11	11-12	12-13	13-14
Carpinteria High School	817	783	722	698	698	676	664
Carpinteria Unified School District	2,553	2,437	2,334	2,327	2,337	2,308	2,286

Source: California Department of Education

Standardized testing starts at the elementary school level where all students take the California Standard Test (or CST). It continues through high school where college and university bound students take the SAT.

In addition, California schools can be compared by their scores on the Academic Performance Index. This is the broadest measure of school performance, incorporating the results from a number of standardized tests.

Academic Performance Index

The Academic Performance Index (API) has been used to compare the academic results of schools and school districts. It was based on standardized tests that were administered throughout the state, and evaluated students at all grade levels. In the API system, scores ranged from a low of 200 to a high of 1,000.

Beginning in 2014, California moved to alternate testing methods, but because results are not yet available, API scores are presented as the most recent measure of school performance.

In general, students in the Carpinteria Valley outperformed their peers across the state. In 2006, for example, the Carpinteria Unified School District was awarded an API score of 731. This compares favorably to the statewide average of 720.

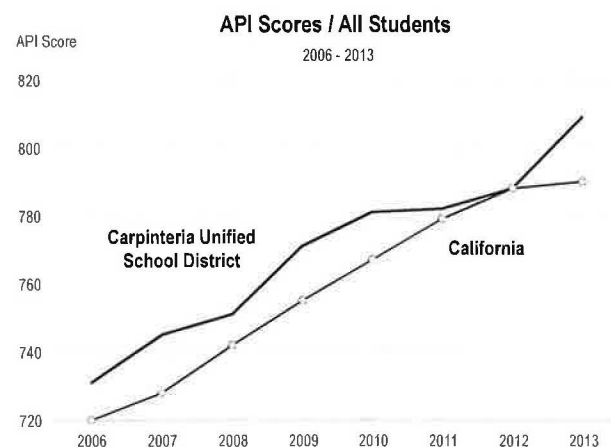
For several years, however, the performance gap began to narrow. By 2012, Carpinteria Unified was awarded a score of 788, indicating that it had improved substantially over time. Across

the state, the average API score was also 788, indicating that students in the Carpinteria Unified district performed similarly to their peers statewide.

In 2013, the gap began to widen again, and Carpinteria Unified surpassed 800 for the first time, reaching a total of 809. This is a significant milestone, and shows the continued progress of the district. By contrast, the statewide API was 790 – only a minor improvement over the previous year.

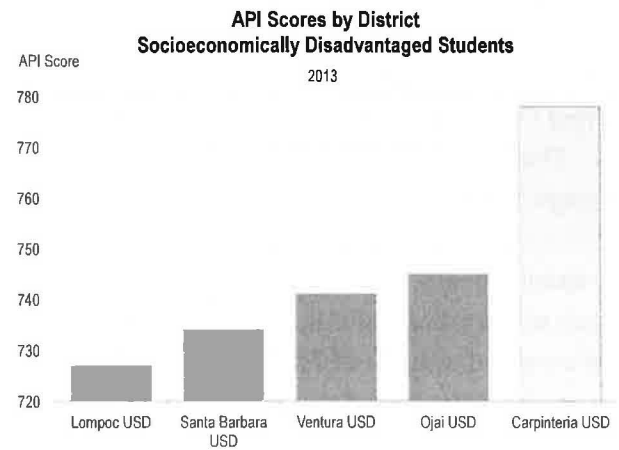
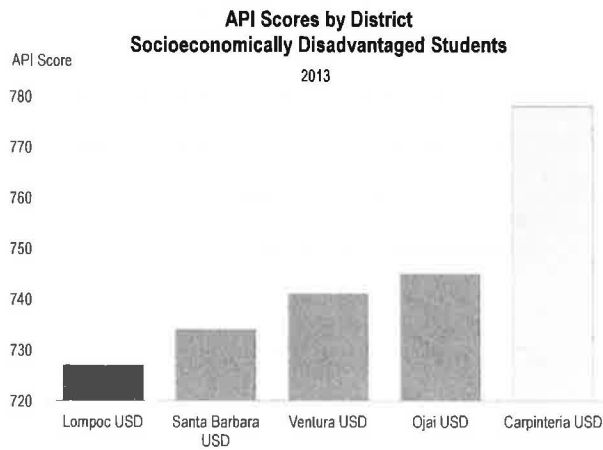
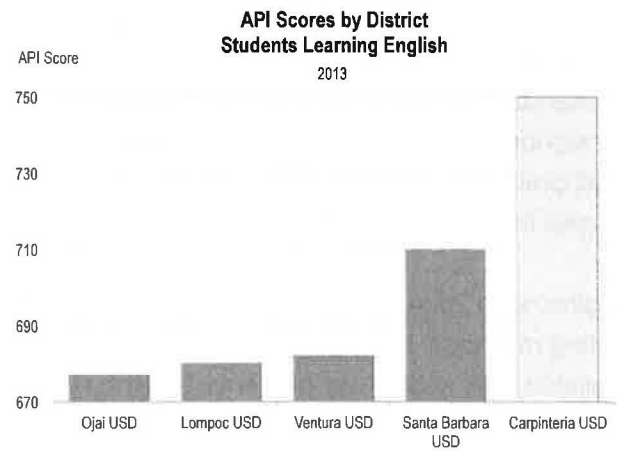
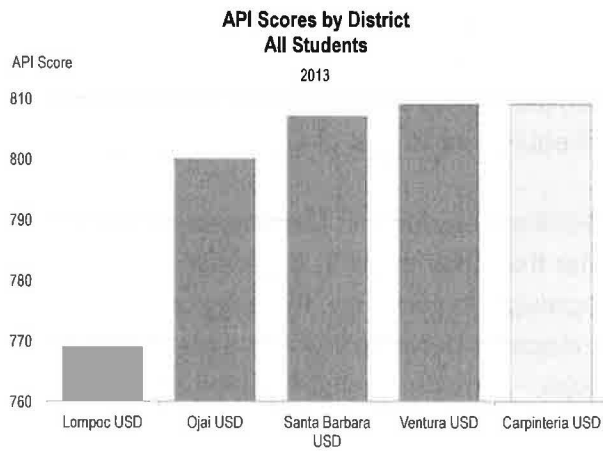
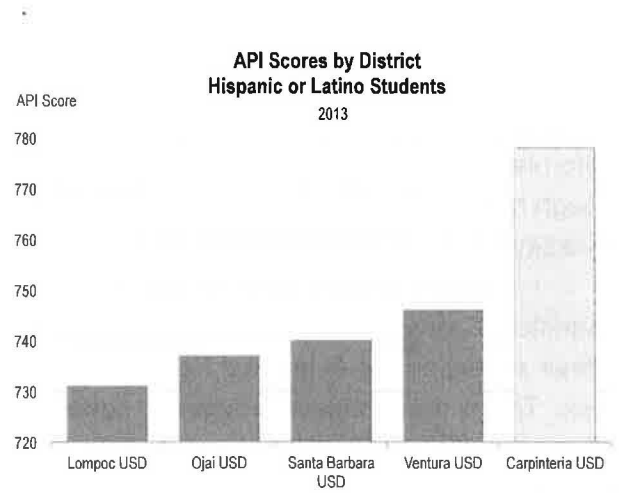
Carpinteria Unified also outperformed many of its neighboring districts. In 2013, it surpassed the scores of Santa Barbara Unified, Ojai Unified, and Lompoc Unified. Ventura Unified, however, received an API score of 809, which was equivalent to that of Carpinteria.

In addition, students in Carpinteria performed better than their peers in a number of subgroups. In particular, the achievement gap – the disparity between high- and low-performing groups – is much smaller in Carpinteria than it is in adjacent jurisdictions.



California Standard Test

For the past decade, all California elementary school students were required to take the California Standard Test (CST). Beginning in 2014, the state moved to alternate testing methods, but because results are not yet available, CST scores are presented as the most recent measure of school performance. In this chapter, CST results are shown (arbitrarily) for grades three and seven as representative of elementary and middle school scores.



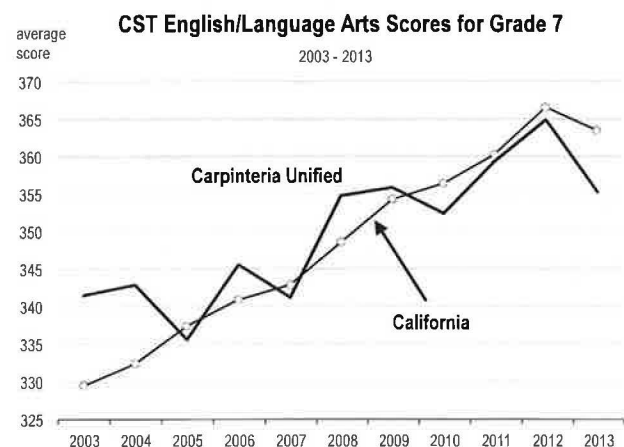
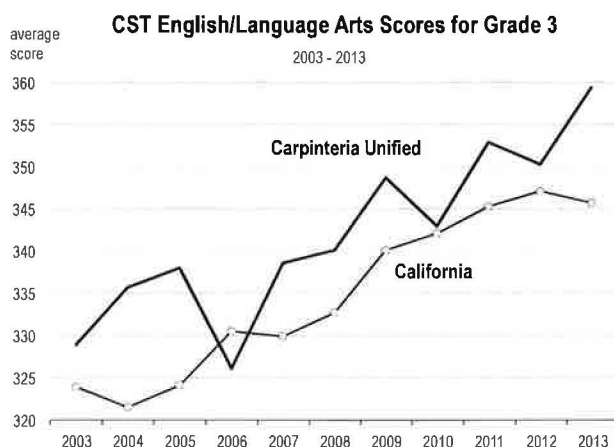
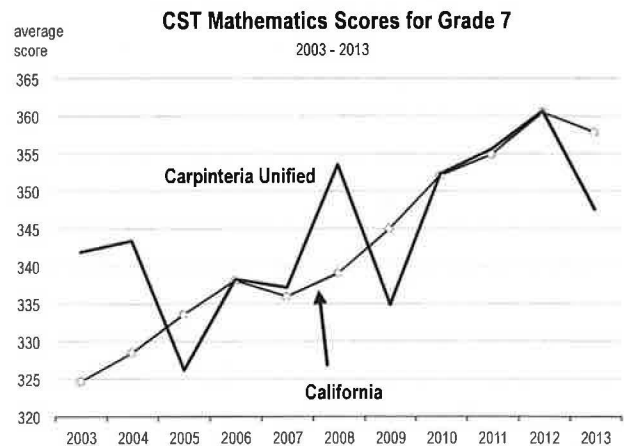
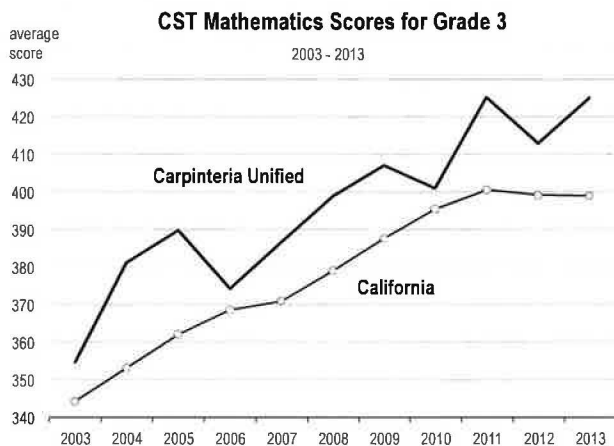
At the third grade level, students in the Carpinteria Unified School District consistently outperformed their peers across the state. In 2013, the average score for Carpinteria Unified students was 425 in Math and 359 in English and Language Arts. Throughout the state, the average scores were 399 and 346, respectively.

At the seventh grade level, scores at Carpinteria Unified tended to be similar to those across the state. In both subjects, scores fell below the state average in 2013. But because Carpinteria is a small region with few students, scores can be volatile. The recent underperformance was

not indicative of any fundamental change in Carpinteria student outcomes.

College Entrance Exam Performance

The (SAT) is a standardized test taken by juniors and seniors in high school that has become a requirement for students desiring to attend four-year colleges and universities. The highest attainable score on the new SAT is 2400. The previous SAT did not incorporate a writing section and was graded on a scale of 1600 points. In addition to the new writing section, which includes an essay and multiple-



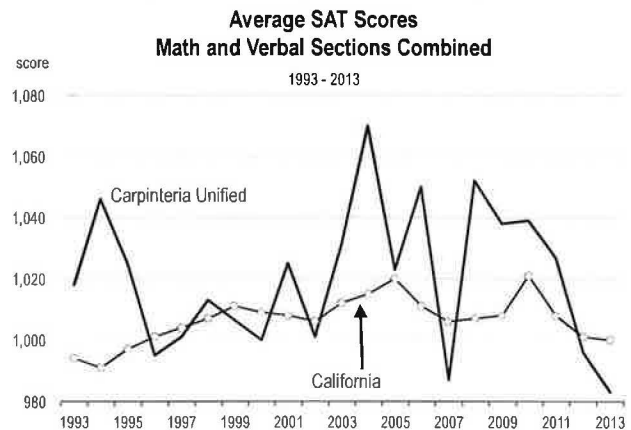
choice questions, changes were made to the math section (adding higher-level math and eliminating quantitative comparisons) and verbal section (eliminating analogies).

At Carpinteria High School, scores tend to fluctuate from year to year. This occurs because a relatively small number of students take the exam each year. In 2013 there were 78 students that sat for the exam, and over the past 10 years there have been an average of 65. This represents 37 percent of all seniors at Carpinteria High School, which is slightly lower than the 40 percent of seniors who took the exam across California.

In general, students at Carpinteria High tend to outperform their peers across the state. This gap was prevalent from 2003 to 2011, but closed in recent years. In 2013, Carpinteria students underperformed the state average, a rare occurrence for the region.

In 2013, the average score for students at Carpinteria High was 983 for the Math and

Verbal sections combined, and 1462 when the Writing section is included. Across California, the averages were 1000 for the Math and Verbal sections, and 1489 with the Writing section.



Academic Performance	Carpinteria					Fall 2005-Fall 2013		
	- school year -							
	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Carpinteria Unified School District	-- CST Scores --							
Math Grade 3	374	387	399	407	401	425	413	425
English Grade 3	326	339	340	349	343	353	350	359
Math Grade 7	338	337	354	335	352	356	361	348
English Grade 7	346	341	355	356	352	359	365	355
California								
Math Grade 3	369	371	379	388	395	401	399	399
English Grade 3	331	330	333	340	342	345	347	346
Math Grade 7	338	336	339	345	352	355	361	358
English Grade 7	341	343	349	354	356	360	367	364
Carpinteria Unified School District	-- SAT Scores --							
Verbal	520	485	525	507	515	501	493	487
Math	530	502	527	531	524	526	503	496
Math + Verbal	1050	987	1052	1038	1039	1027	996	983
Writing	517	479	513	498	502	489	488	479
Total	1567	1466	1565	1536	1541	1516	1484	1462
California								
Verbal	495	493	494	495	501	495	491	492
Math	516	513	513	513	520	513	510	508
Math + Verbal	1011	1006	1007	1008	1021	1008	1001	1000
Writing	495	491	493	494	500	494	491	489
Total	1506	1497	1500	1502	1521	1502	1492	1489

Source: California Department of Education

note: The SAT writing section was first implemented in 2005-2006.

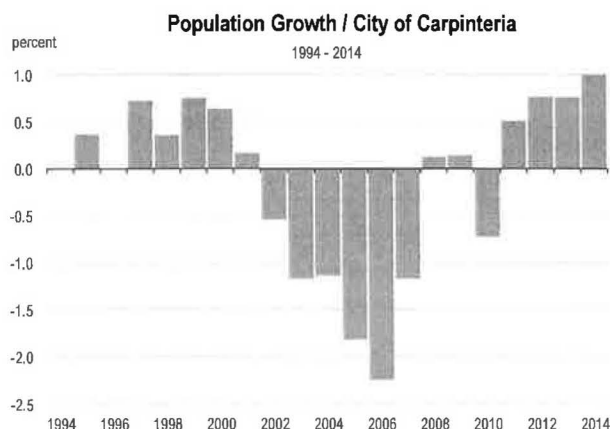
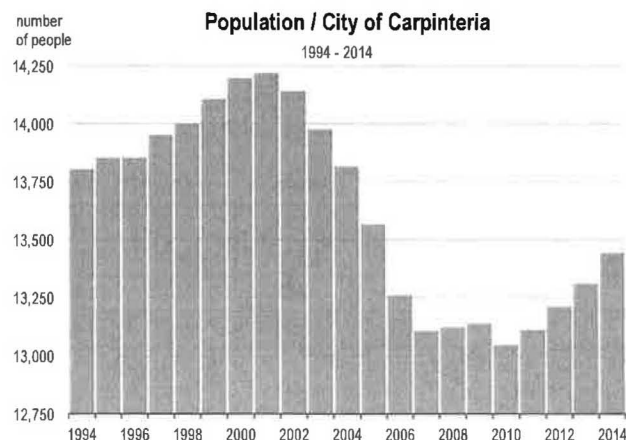
Demographic trends can exhibit large influences on a regional economy. Population growth is an important driver of economic activity, as it typically results in a larger income pool and greater consumer spending, and brings new customers to local businesses. It also creates demand for housing, which can spur the construction industry and lead to gains in property tax revenue.

Household incomes are indicative of living standards, and higher incomes can benefit a local community. In addition, incomes are strongly related to educational attainment. Regions with a highly trained workforce are often more prosperous.

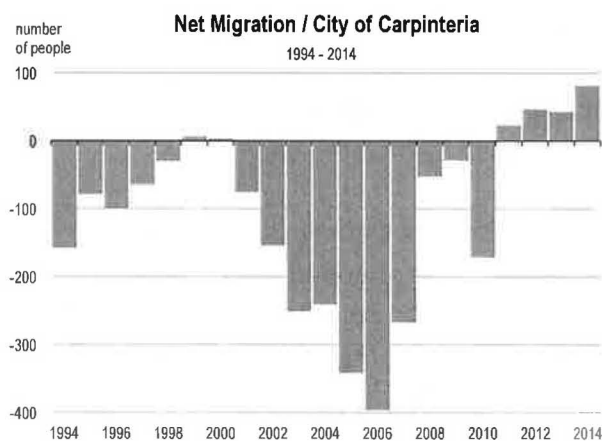
Population Growth

Since 2011, modest population growth has returned to the Carpinteria Valley and, following several years of decline, the job market has rebounded, several new housing projects have come on line, and real estate values are recovering.

- As of January 1, 2014 (the latest period for which data are available), the City of Carpinteria had a total population of 13,442.
- Over the last four years, the City has gained 398 residents. In 2014 alone, the population grew by approximately 130 individuals.
- Across the entire Carpinteria Valley (defined as ZIP codes 93013 and 93067), there were 17,226 residents in 2014.
- For most of the last two decades, net migration was negative in the City of Carpinteria, as families left the region for places with less expensive housing and new residents were generally older with fewer or no children.
- Since 2011, net migration has reversed itself, contributing to the recent population growth.



- Over the past few years, the region has added dozens of new housing units, allowing new residents to enter the region. And as the job market has expanded in the greater Santa Barbara area, people have been locating in Carpinteria for its myriad lifestyle advantages.



Household Income

- In 2014, the median household income in the City of Carpinteria was \$74,764.
- This value is higher than the medians for Santa Barbara County and the State of California, which were \$64,571 and \$60,244, respectively.
- Carpinteria households are more prosperous at all points of the income spectrum.
- In the City of Carpinteria, 28 percent of households earned between \$35,000 and \$74,999 per year. Slightly more than 26 percent earned between \$75,000 and \$124,999. Almost 24 percent made more than \$125,000, and approximately 22 percent made less than \$35,000.

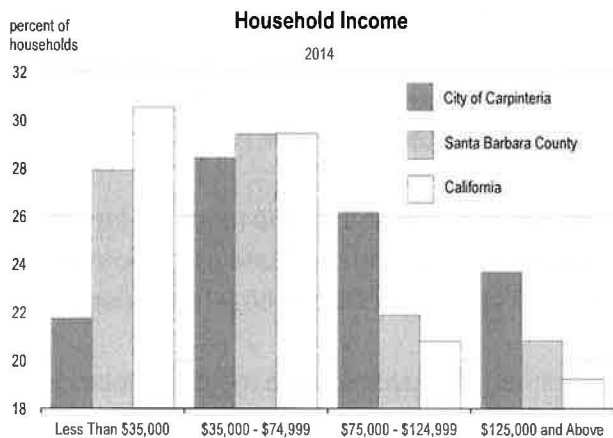
Demographic Snapshot

Carpinteria Valley 2014

	Population	Percent Change in Population Since 2000	Percent of Population in Labor Force	Percent with 4-Year Degree or Higher	Median Household Income <i>--dollars--</i>	Percent of Population Hispanic
City of Carpinteria	13,442	-5.3	68.6	31.3	74,764	49.9
Santa Barbara County	436,516	9.2	62.2	30.5	64,571	44.8
California	38,499,378	13.2	62.2	30.7	60,244	38.9

Working Age Population

	School Age (5 - 17)	Percentage of Population	Early Working Age (18 - 44)	Percentage of Population	Later Working Age (45 - 64)	Percentage of Population
Carpinteria	2,050	15.3	4,748	35.3	3,704	27.6
Santa Barbara County	72,018	16.5	174,524	40.0	101,241	23.2
California	6,690,636	17.4	14,583,058	37.9	9,749,484	25.3



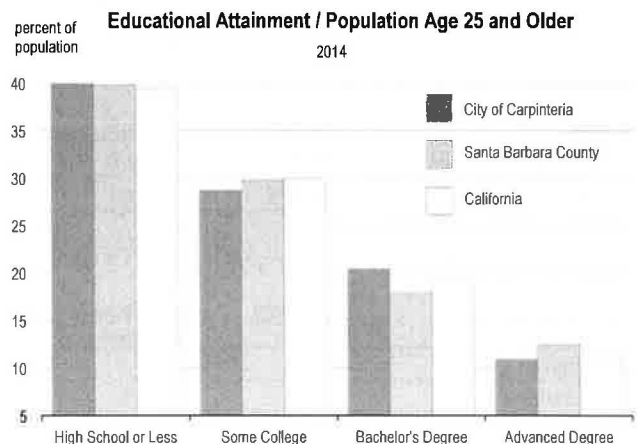
- Across Santa Barbara County and the broader state, typical household incomes are generally much lower. This indicates the relative affluence of the Carpinteria region.

Education

In the City of Carpinteria, education levels are similar to those across the county and state. This is in sharp contrast to the makeup of the Carpinteria labor market, which is dominated by high-skilled industries, and is generally the result of Carpinteria's commuter culture. Of the individuals that work in high-skilled positions in Carpinteria, many reside in other locations and commute into the region.

- In the City, slightly more than 31 percent of the population aged 25 and older has obtained bachelor's degree or higher.
- For Santa Barbara County and the State of California, just under 30 percent of the population has obtained at least a four-year degree.

- In Carpinteria, 11 percent has earned an advanced degree, such as a master's, doctoral, or professional degree.
- By comparison, 13 percent of Santa Barbara County residents have earned an advanced degree. Across the state, this figure is 11 percent.
- Almost 29 percent of Carpinteria residents have attended some college classes or earned an associate's degree, while 40 percent has a high school diploma or less.
- In Santa Barbara County, 30 percent of individuals have attended some college classes or earned an associates degree, while 40 percent have a high school diploma or less. In California, comparable shares are 30 and 39 percent.



Acknowledgements

This publication was prepared for the City of Carpinteria between March and April of 2015. The Profile is intended to provide annually updated economic, demographic, and quality of life information about the Carpinteria Valley.

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